CIVIC CENTRE
FOR
OWERRI I MO STATE CAPITAL

BEING
A THESIS SUBMITTED

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Dedicated to the memory of my late father

MR. CONLETH EMERENINI OKORAFOR who saw me start this thesis but did not see me through.

And to my mother MRS. MARCELLINA OKORAFOR who had to complete the task.

"Every city gives expression to the character of its civil life in its centres. The aim should be to make these dignified and spacious, with the architecture appropriate for the functions of the buildings and embodying the distinction that comes from simple outlines and good proportions rather than from ostentatious ornament."

Thomas Adams in his book entitled
'Outline of Town and City Planning'

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

I would like to express my profound gratitude to the following people who in one way or the other have contributed to the successful completion of this thesis.

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INTRODUCTION

Community life is closely connected with an understanding of relaxation, with the urge for another vitalizing influence, besides the job and the family - an influence capable of expanding men's narrow private existence.

No great civilization has existed which has not fulfilled man's irrepresible longing for institution where such broader life can develop. In different periods these institutions have had different aims, but whether called the Greek agora, the Roman Forum, the Medieval market place, or modern civic centres, all have contributed to the development of human values. The average man, with more than a century of falsified emotional education behind him may not be won over suddenly by the contemporary symbol in painting and sculpture. But his inherent though unconscious feeling may slowly be awakened by the original expression of a new civic life. This can be done within a frame work of civic centres - those very centres which our mechanised civilization has always regarded as inessential.

Through the degerative process of the last 120 years, we find that the general communal organisation has become more dispersed, so that the sense of the civic centre as a control point and natural rendezvous for citizens, has become confused.

This loss of identity and significance of the governmental, ceremonial and social headquarters of towns is a misfortune from many points of view. Loss of civic unity has been part of the price we are paying. The forum of classical antiquity and the piazza or central square of Medieval Renaissance times, with all that they stood for, were the accepted and recognisable meeting-place for citizens.

What is needed today are extensions to the dwellings, where contacts between citizens can occur as a matter of course, a natural assembly on occasions of crisis or public rejoicing, expressed in generosity of layout and the scenic splendours of space and fine architecture. Their promotion is nothing new; they are bound up with the consciousness of being a member of a city.

To counter the contemporary phenomenon of creeping boredom, design should strive to provide environmental diversity by ensuring that each development turns up unique. Pride, pushing side the hollow feeling of anonymity can result from being surrounded with things of close association. Hence design should attempt to give a development a 'personality' with which its users can identify something truly 'mine' as differentiated from anybody's.

It is common knowledge that in most if not all Nigerian towns, no conscious and determined effort has been made in providing the citizens a civic centre capable of

generating a sense of belonging in them. All the attempts so far are no more than a piece meal approach based on the false premise that 'something is always better than nothing'. I believe that the quality of life in our towns could be raised to new heights if the citizens are provided with the facilities that promote contacts between them.

In the Imo State Capital of Owerri, the situation is no different from what obtains in most other Nigerian towns. The inhabitants of the city have lost faith and confidence in an authority that in their view is always demanding from them without offering anything in return. This type of mental disposition if not corrected could on the long run polarise the citizens and their rulers. The end product is of course the disruption of civic life.

In spite of the fact that the government of Imo State of Nigeria is committed to building a new city on the outskirts of the existing state capital, it will be ridiculous to suggest that the existing town should be abandoned to fate. This thesis therefore is an attempt to stimulate civic pride and to inject a new life into the present Owerri town which in no distant time would become the old sector of the state capital. My approach is to protect and to preserve the only greenbelt in the town - a greenbelt which in recent times is fast disappearing and

being replaced by shabby and unhealthy structures.

It is my hope that this thesis would contribute in its own small way to the big task of breeding citizens who are conscious of their civic obligations by identifying themselves with their cities and through them, their nation.

CHAPTER ONE

HISTORICAL BACKGROUND.

The Hellenic - Hellenistic phase of civilization established certain main principles distined to govern the use and disposition of cities in succeeding ages amongst which is a comprehensive and attractive communal centre as the focal and general assembly point of the town. In the early times, the same area sheltered all the manifestations of public life, but evolution in civic life led to a differentiation and a segregation of the several activities in community life: Religious, political, social, judicial, commercial, industrial, theatrical, athletic. All those particular centres were kept together in a rather close vicinity. In course of time, the civic centre as a whole, or the special centres individually underwent several transformations, extensions, additions and rebuildings.

The first organised civic centres could be traced back to the Greeks and the Romans. The Greek agora was in the beginning the gathering place of the people and not just a market. With increasing trade and wealth in the 5th century B.C. it became more intermingled with commerce.

The agora in principle is an open space - a square surrounded loosely by simple buildings intended for public

use. In the Hellenistic period, the agora came to be bounded by standardised elements, still very simple inform- columns, porticos and an entablature - that formed the stoa, a covered way protected against rain and sunshine which served above all as a meeting place for the formation of public opinion.

Sociologically it is especially interesting that no buildings faced directly upon the agora itself. The stoa was supreme the public buildings such as the prytaneum (public building enclosing the eternal hearth, mystical court and the assembly of the elders) and buleuterion (Council Hall), were in close contact with the agora, but stood behind the stoa. The agora itself was for the community not for the Council, not for anyone else but only for the people and exclusively for the people. On the inner wall of the stoa and in the square itself, objects were placed in memory of those who had worked well for the community. The idea of the agora is inherent in the democratic conception of Greek life. The agora was a community place, well defined and nicely arranged, but very simple. Monumentality was only for the gods. Of special mention is pompeii's civic centre in the 2nd century A.D. with its public buildings of considerable scale and splendour that include three temples, a sanctuary, basilica, municipal buildings, a hall for oratory and voting, a

principal and lesser market and a collonaded hall of exceptional size and dignity used for purposes of display and barter.

Any natural condition offered by the sites of these meeting places were seized upon to form a fitting centre. The Acropolis at Athens is an example of the formation of a central group of buildings on a commanding hill, around which the town was grouped.

The Roman Forum on the other hand was a completely disordered place. The Romans from the beginning, intermingled business, Religion, justice and public life. Thus they grouped together the prison, the rostrum on the people's platform, temples, treasure houses and the patricians stronghold. But besides differences between the Greek Agora and the Roman Forum which reveal divergent conceptions of community life, common features prevail. The right of the pedestrian was regarded as sacrosanct.

During the medieval period the city in general decayed and with it, the civic centre. The market place, whether bordered or not by aracdes was surrounded by the private houses of the citizens. Also no care was taken to see that traffic was kept out of the public square. The life of the city took place along the street and we find that streets and porticos were destined for the market, for public affairs

and for justice. In TONY GARNIER'S CITY INDUSTRIELLE MOVEMENT, there was a revival attempt as evidenced by his elongated town, the middle of which was reserved for a civic centre, a high school district and athletic fields. During the "City Beautiful Movement" almost every city plan contained a proposal to group certain governmental and cultural functions at one location, typically in the central business district.

In the 50's and 60's there was a reawakening of interest in the civic centre concept because of a growing need for administrative and cultural facilities in urban areas and for a variety of public buildings.

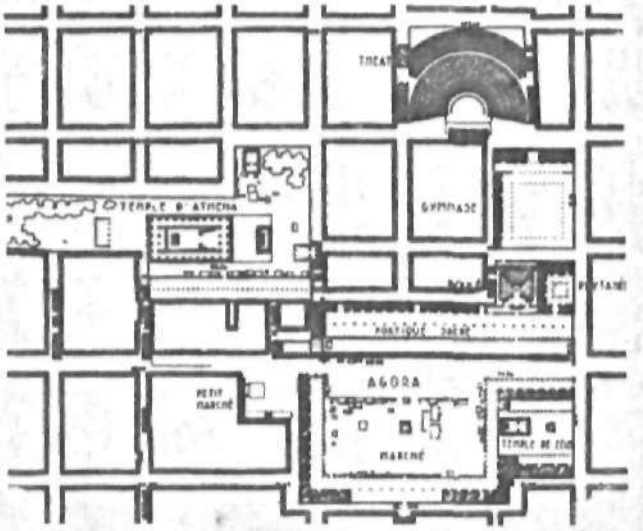
1.1 PRIENE CIVIC CENTRE

Priene civic centre extended from north to south and graduated in four terraces down the slope, perpendicularly to the town's main street. All the civic establishments and buildings were concentrated in a zone of about 400x200m. The main 'west gate' street, entering priene's agora widened towards the narrow northern side (7 to 9.25m) there it was bordered by a flight of six steps leading to a promenade (lying on a 1.5m higher level) on which opened the sacred stoa (116.46m long). Behind the stoa and opening on to it lay a line of magistrates' offices and to the East the Bouleuterion with auditorium. To the West, the stoa was bordered by a descending stairway street abutting on the



Figure 21 Athens of the Peisistratids[1]

Scale 1 : 20000



Scale 1 : 4000



Scale 1 : 10000

Figure 22 Priene's centre[2]

[1-2] See page 40

West portico of the broad southern part of the agora. In the centre of the open space (75.63m long and 46.36m wide) was an altar.

1.2. PERGAMON CIVIC CENTRE

The fan-shaped civic centre on the crest of the hill of Pergamon uppermost town was created by the Attalid dynasty in the 3rd and 2nd centuries B.C.

1. The ascending main street, bisected the
2. The portico enclosed upper agora with
3. A temple
4. The long terrace with a multi-storey collonade on its its west side led to
5. The theatre for about 10,000 spectators and a temple
6. A temple.
7. The famous great Altar of Zeus.
8. The precinct of the Athena temple enclosed on three sides by two-storeyed porticoes.
9. The library.
10. A series of palaces extending to
11. The portico-enclosed precinct of the Trajaneum
12. The arsenal and storehouses.

1.3 ATHENS CIVIC CENTRE

The city of Athens was in reality the civic centre of Greater Athens which expanded over the whole of Attica. It was the meeting place for public life of the Athenian citizen.

1. Peisistratid temple of Athena.
2. Sixth century predecessor of Parthenon.

6 a temple (consecrated to Dionysos and later to Caracalla)
7 the famous great Altar of Zeus
1 the ascending main street left on its right a hero shrine and reached
8 the precinct of the Athena temple, enclosed on three sides (also to the south) by two-storeyed porticoes. Adjacent lay
9 the library. To the right of the main street
10 a series of palaces extending to
11 the portico-enclosed precinct of the Trajaneum.
Opposite the main street lay the garrison barracks and on the descending slope
12 the arsenal and storehouses[1].

The whole formed an imposing display of monumental civic art.

Scale 1 : 4000

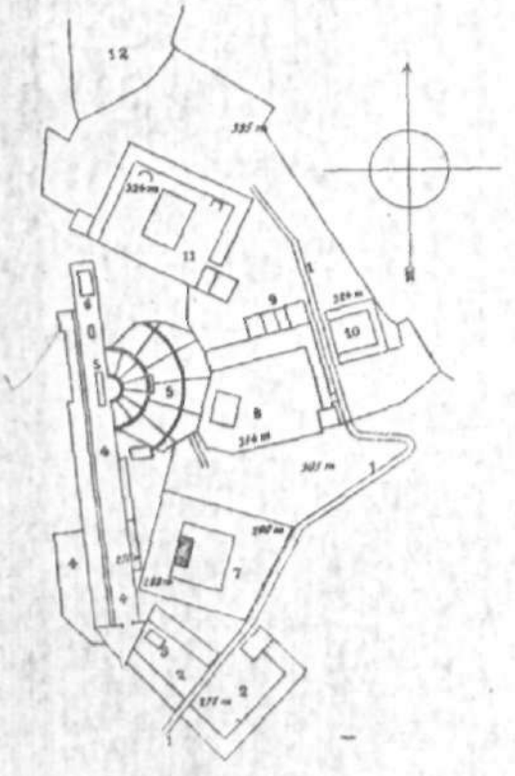


Figure 23 Pergamon of the Attalids[2]

[1-2] See page 40

But the Greek civic centre's centre and its most conspicuous and important feature, persisting through all ages[3], was the great open public courtyard: namely the Agora[4]. It was the main 'living room' of a Greek community throughout the greater part of the year and enabled most of the citizens' activities tc be carried on in the open air, at this meeting place of all burghers.

A short series of plans may illustrate different facets of that gem of genuine community-life that the Greek agora has been.



Figure 24 The Palace of Phaestos[5] *Scale 1 : 2000*

Phaestos

In Minoan times the civic centre was the palace of the king-priest; it was the dignified scene of his public life.

In this stately and imposing environment, an 'elite' society displayed an elaborate, refined social life.

A series of vestibules, reception halls, staterooms, etc., served for indoor purposes.

But the main feature was the great, central, open courtyard, regularly laid-out and probably portico-surrounded. It can be considered as the prototype of the Greek agora.

Beside the great court, several others of less importance and dimensions were used probably on

[3-5] See page 40

3. Precinct of Artemis Brauronia
4. Shrine of Aphrodite Pandemos
5. Klepsydra
6. South-West fountain-house.
7. Predecessor of tholos.
8. Old Bouleuterion
9. Temple of the mother of the Gods
10. First Temple of Apollo Patroos.
11. Sancturary of Zeus.
12. Poribolos of the Twelve Gods.

The sprawling early Athenian square provided with shady trees and fountains, served for all the purposes of community life. At about 500 B.C. the political assembly moved to the slopes of the Pnyx, and theatrical performances were transferred to the south slope of the Acropolis. In the 5th and 4th centuries, courthouses were built in the vicinity of the agora and protected promenades were created by the erection of the stoa Poikile and the stoa of Zeus in the north-west corner. Commerce probably occupied an informal market-place in the north-east corner of the agora.

CHAPTER TWO

COMPARATIVE STUDY OF CIVIC CENTRES

2.1 CIVIC CENTRE, NEWCASTLE UPON TYNE.

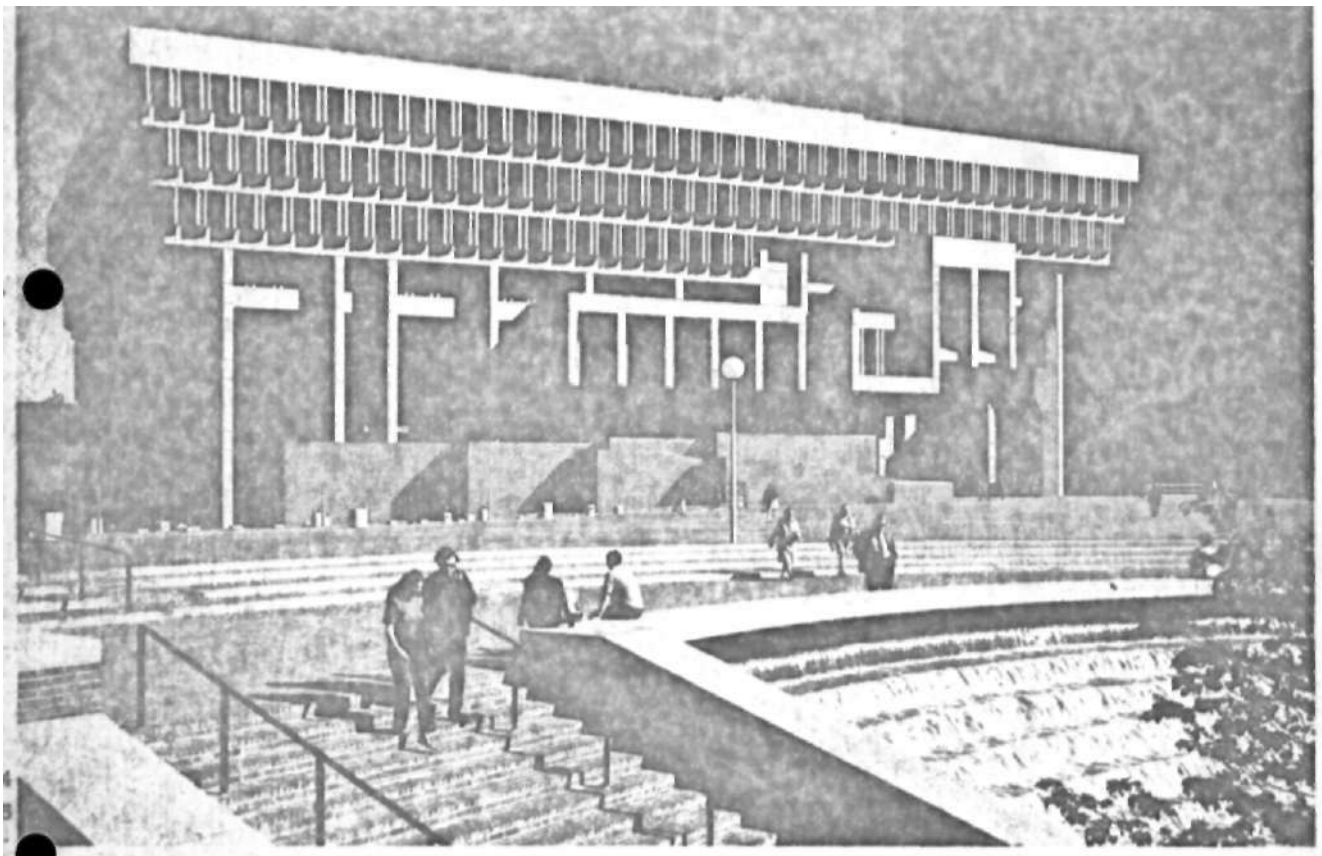
The building was designed to fulfil two primary functions. It provides administrative offices for the departments and accomodation for the council and committees together with banqueting facilities and Lord Mayor's and Sheriff's suites. The dominant element is the 12 storey block of offices. The council chamber is the focal point of the building to the Great North Road. The elliptical chamber situated at first floor level, forms a porte-cohere to the ceremonial entrance beneath.

The main entrance leads to the Grand Stair Hall which extends in part through three floors in height. The Grand Stair Hall gives direct access to the banqueting hall and members lounge and to the administrative office block. The council chamber is basically elliptical and is designed to take 149 seats arranged on eight 10cm stepped levels radiating from the Lord Mayor's chair.

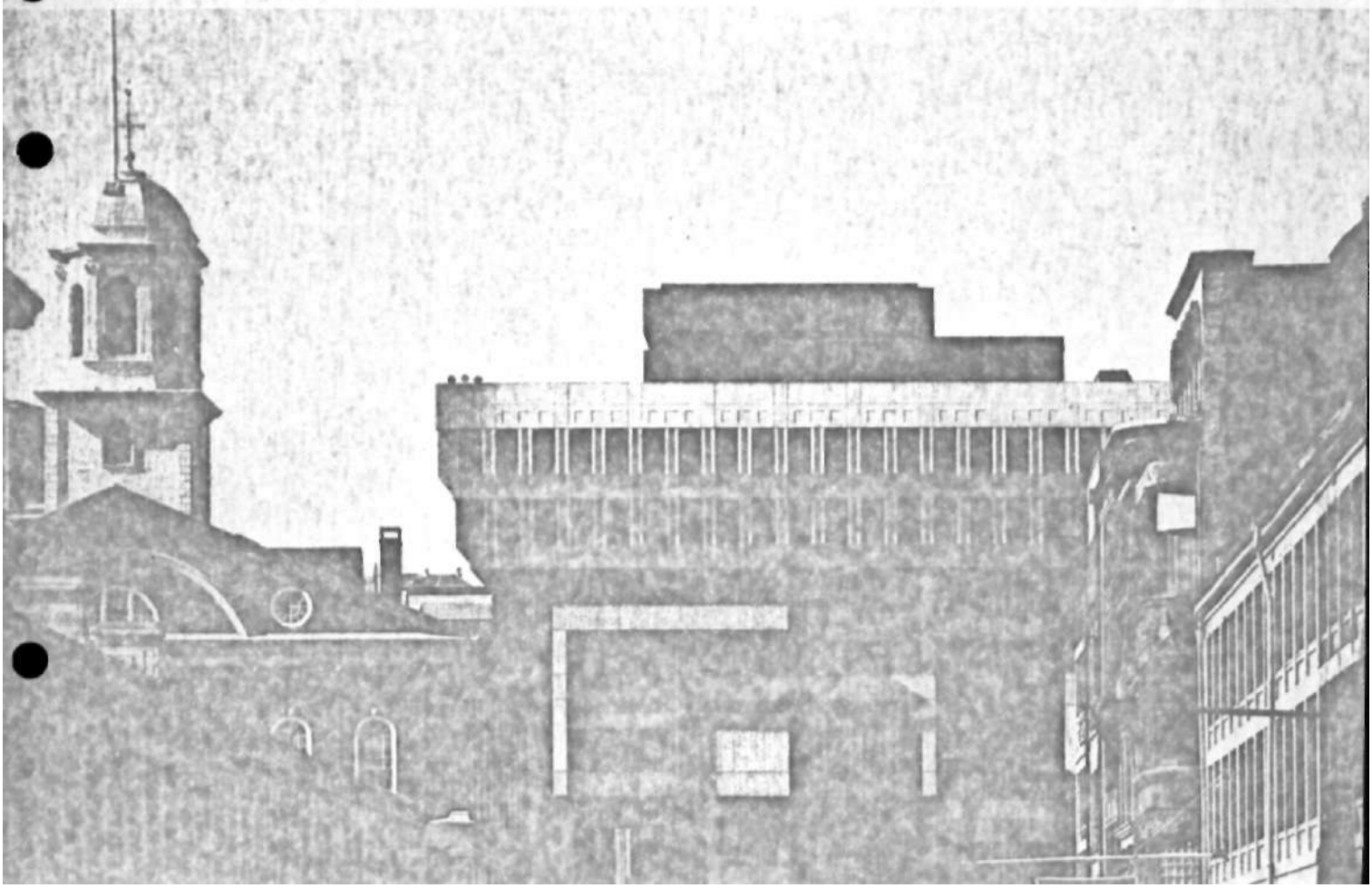
An elevated brick-paved terrace below the high block overlooks the pools of cascading water on the north and west of the large central hall and provides a quiet stating area for the public. The council and banqueting suites are fully air-conditioned.

2.2 BOSTON CITY HALL.

In purely formal terms, City Hall Boston is a completely closed design not only physically - in the sense that it could not be easily expanded or altered - but also aesthetically - in the sense that no feature could be added or removed without disturbing the aesthetic equilibrium of the whole. The many municipal offices are housed in a clear and coherent manner. As many as 5,000 citizens a day may have business with the various departments these are organised according to frequency of use. Those most in demand - tax offices and the offices for marriage licences, building permits etc. are placed on or near the plaza level. Beneath them is a floor housing garages, mechanical equipment and a computer centre. The monumental stairs lead up to a space originally intended for the municipal reference library but now used for exhibitions; to the council chamber and councillor's offices and to the mayor's suite. The upper three floors of the hollow square are largely offices. All of these spaces are linked together with immaculate care. Perhaps the most spectacular aspect of the whole project is City Square - the huge brick paved plaza which has often been likened to municipal piazzas Renaissance Italy especially that of Siena - in which the city hall is set.



4. from the wes with the plaza fountain in the foreground. Th main public areas are on th lower floors, an the conference room and coun chamber are behind the projecting elements. 5. fro North Market Street. The Quincy Market and Faneuil Ha are on the left.



It is an urban space of unprecedented spaciousness and one must add, unprecedented severity. The contrast between it and the richly embrasured city hall is sumrambulistic. Unfortunately it (the square) does not offer the citicenry the pleasure commensurate to its size. It lacks an environmental life-support system which would bring people to the square even when traditional pomp and circumstance have quite lost their attractive power - benches, tables, trash baskets, drinking fountains, public toilets. Environmental amenities for protection against the climate of Boston, a climate of hot humid summers, cold winters and year round precipitation in the form of fog, rain, sleet and snow. One would have expected such things as covered loggias for protection against rain and snow, shade trees for protection against weather and a high level night-time illumination to make entire area mo.. attractive, more usuable and hence safer.

2.3 SAINT-DIE CIVIC CENTRE

The civic centre for the bombed city of Saint-Die in France seems to express all that is meant today by the Core of the City. In a masterly way it displays a new kind of spatial relationship.

The programme demanded a social centre for this city of 20,000 - 30,000 inhabitants and here theatre, cinema,

museum, administration buildings, hotels, shops and restaurants are all freely disposed and yet develop a wonderful play of forces. The different buildings are designed and placed in such a way that each emanates its own spatial atmosphere and yet bears a close relationship to the whole core. The area is perforated by volumes of widely different shapes that continually fill in or hollow out the space like contemporary sculptures. People walking around or sitting in the cafe that forms a corner of the square would have a continually changing spatial experience. Theatre, museum, administration centre - all are freely placed in space and the eye can even glimpse the distant old cathedral. A two-level scheme, the plan is based on a cross-path pedestrian circulation (as opposed to the traditional cross-road centre). The whole are of the core is reserved exclusively for pedestrians and this relates it to the Greek agora. This unrealised scheme for the first time in our period would have presented a crystallization of community life which could have equalled the Greek meeting place.

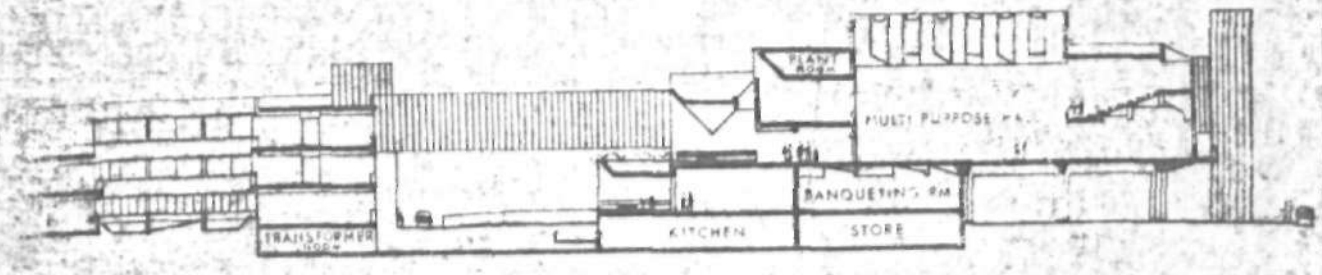
2.4 CIVIC CENTRE AND TOWN HALL SUNDERLAND

The centre is symptomatic of a changing economic and social climate and a further facet in the revitalisation of the town. It accomodates all 18 council departments together with a civic suite and a multi-storey car park on

an elevated site to the south of the town centre which it overlooks. The general form of the complex, two linked hexagons enclosing two courtyards was largely inspired by the rocky nature of the subsoil and the need to minimise excavation. But the form is particularly suitable because the council's brief stressed the need for easy access by public at ground level to many of the departments which preferably were to have seperate entrances. The figure of eight plan form has allowed the designers to break down the accomodation into clearly defined groupings enabling departments to function independently within a coherent pattern. The courtyard arrangement has simplified circulations and problems of access. Pedestrian routes converge into the courtyards and entrances to the various departments open off them. The hexagonal forms too, facilitate expansion. As the buildings are without confining limits, additional arms can be developed from the existing plan as the needs of the civic centre grow.

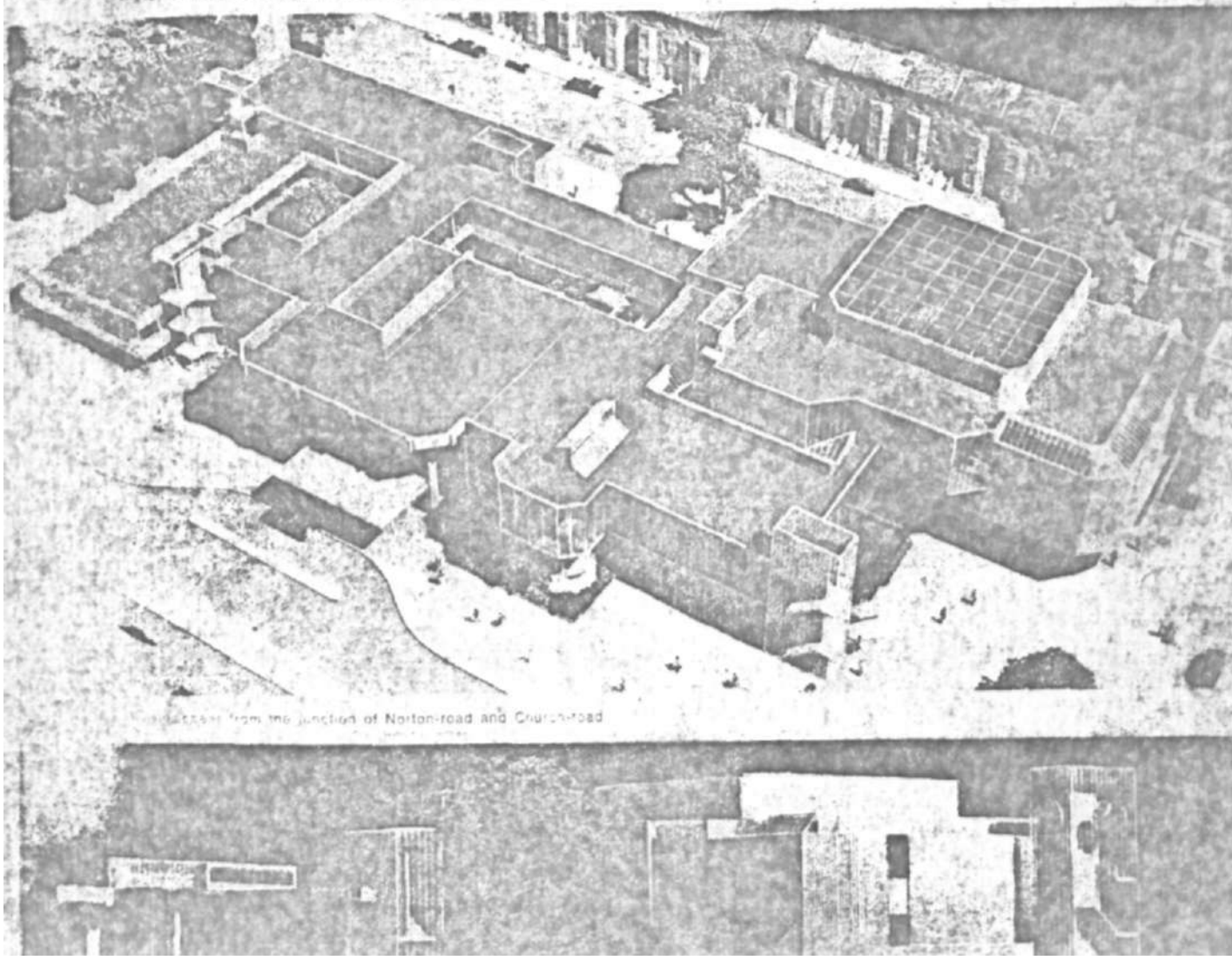
2.5 TOWN HALL HOVE

Sited near an old pavement line, the town hall provides a small piazza with the character of a town square. To make the best use of this space, the multi purpose hall is brought forward over part of the piazza to provide an area



SECTION

...model showing top lit multi-purpose hall top right



...from the junction of Norton-road and Church-road

of covered space which will be laid out with seating, display cases and street furniture.

The main vehicular acess to the building is under a canopy. This entrance leads to a foyer which is the main circulation point for the entire building and from which all the principal accomodation is arranged. The basement is given over to ancillary and supporting accomodation.

At ground floor level the foyer gives access to the 213.7 m^2 banqueting room (to serve 200 - 300 people) and an 83.5 m^2 75 seat reception room with a servery and bar. Sliding walls around the reception room and the banqueting room can be rearranged to provide alternative suites of accomodation. Immediately over these rooms at first floor level, projecting over the piazza is the main 725 m^2 multi-purpose hall, again with its own servery bar and storage facilities. The multi-purpose hall contains a gallery around three sides with a raked seating balcony at one end, and circulation and refreshment are with bars, toilets and servery at the other. Although accomodate some 1000 seats including 350 at balcony level or 600 diners for a full banquet.

The S-W corner of the site is devoted to the council suite with a chamber extending through the equivalent of two storeys to provide a public gallery at one end; for

acoustic and circulation reasons the chamber is surrounded by an ambulatory. To the north of the foyer is situated a two and three storey office block principally containing the town clerk's and borough treasurer's departments; this is arranged around a partly open courtyard.

In the treatment of the exterior great care has been taken to avoid a box-like appearance and the scale of the building does not dominate the neighbourhood.

2.6 TOWN HALL KURASHIKI

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

The hall, owing ot its monumental dimensions is also suited for large social events. At grade level, it takes up so much room that only little space is left for utility

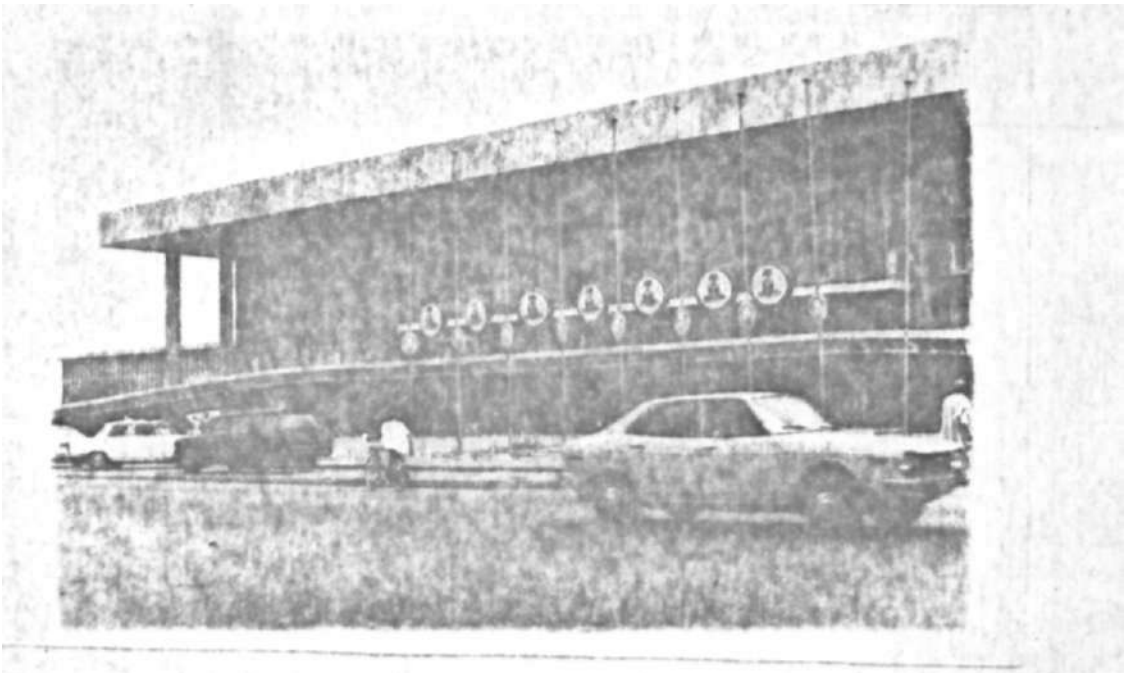
rooms like offices, garages and a dining-room. The archives are accomodated on a mezzanine level while the first floor, reached via a monumental open staircase, contains one single large-scale office tract which is undivided and which occupies all the available floor space. The terrace like roof can be used for all sorts of occasions. The slanting roof superstructures serve as backdrops for open air dramatic performances.

2.7 LAGOS CITY HALL

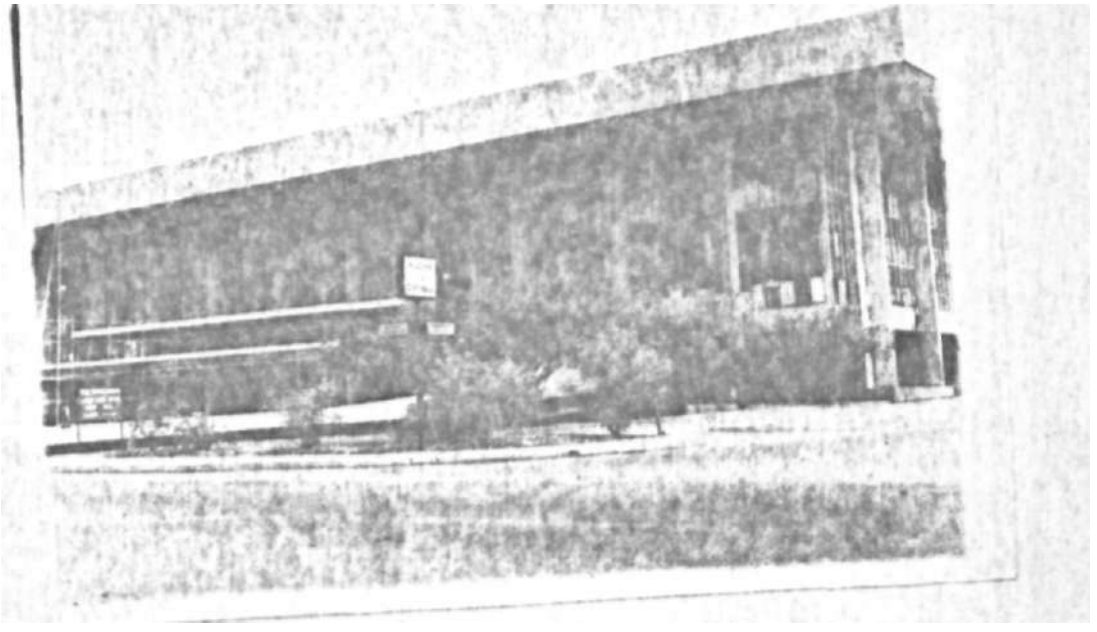
The building is sited in the centre of a rapidly developing administration and business area of Lagos. The total area allocated and which was previously housing the old structures of the council was hectares.

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

The following public areas are located at the centre: the Cash and Pay Office on the ground floor; the Banquet Hall on the first floor (accomodating 800 people); the Council Chamber on the third floor (accomodating 100 Council Members and 300 members of the public);



LAGOS CITY HALL – TWO VIEWS INCLUDING THE MAIN ENTRANCE VIEW (BELOW) ALONG CATHOLIC MISSION STREET.



four committee rooms; Public Lounge and Foyer; Councillor's lounge and Library; Health Museum; Kitchen and Canteen; lifts and stairs. There are two main entrances at the North and South sides and two auxilliary entrances at.the East and West sides. The North entrance from Igbosere Road is on the ground floor and serves the officials and members of the public in daily use.

the South entrance from Catholic Mission Street is the first floor via the elevated bridge and serves the public and officials for ceremonial use as well as at Council Meeting.

A number of works of art are located at public areas. At the entrance to the Banquet Hall there are two wooden carvings each 5.2mx2.9m of Nigerian motives. At the public entrance to the Council Chamber there is a mosaic mural 15.5mx2.9m showing typical Lagos festivals. The 4.9mx2.9m main doors of the Cash and Pay Office are carved with local motives. The Coats of Arms made out of bronze are in diameter installed at the main elevation and supported between two columns in the centre.

Besides these works a number of decorative ceramic walls were designed for the various public lobies and Foyers. The whole exterior facia columns and walls are clad in grey crystal-like Nigerian marble.

2.8 CITY HALL TOKYO

This was conceived as a single complex accomodating the entire administrative apparatus of the huge metropolis of Tokyo with the intention of creating a city hall that would be a real focus of the life of the community. For this reason, in the original plan, in addition to the office and administration functions, provision for free pedestrian zones, so that every inhabitant of the city should be able to establish a personal relationship to the building, was made. However only one third of the complex designed was actually completed.

In the existing ten-storey horizontally aligned tract, concrete supports carry the upper levels. The windows are recessed behind a sun-break balcony system. Rough concrete and glass then determine the character of the external construction. The roof is designed as an accessible area; its super structures - life machinery, air conditioning plant, water tanks and the electricuty central - recall to some extent the concrete construction of Le Corbusier. In accordance with the central assignment, a complex serving the public, works of art were incorporated in the architecture on the ground floor level, and especially in the two storey entrance zone in order to create the proper atmosphere. The connection between the completed part of the complex and the surrounding area of the city is not a particularly

happy one, since the narrowness of the space available and the restricted number of accesses have prevented the building from becoming a central point of community crystallization. The ascent stairs with the projection entrance level seek to create such a connection between city and city hall and to open up the large-floor hall to the public.

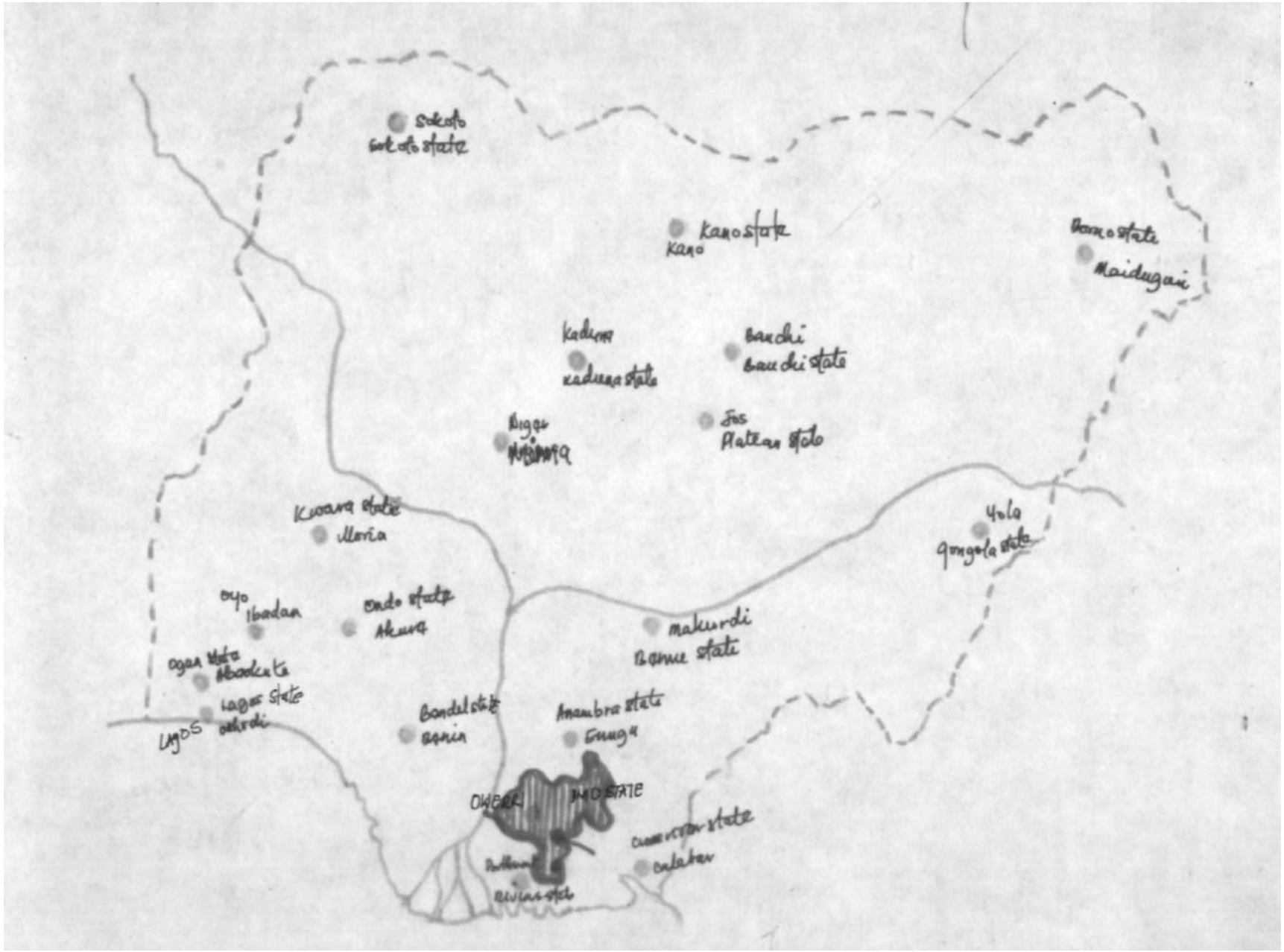
CHAPTER THREE

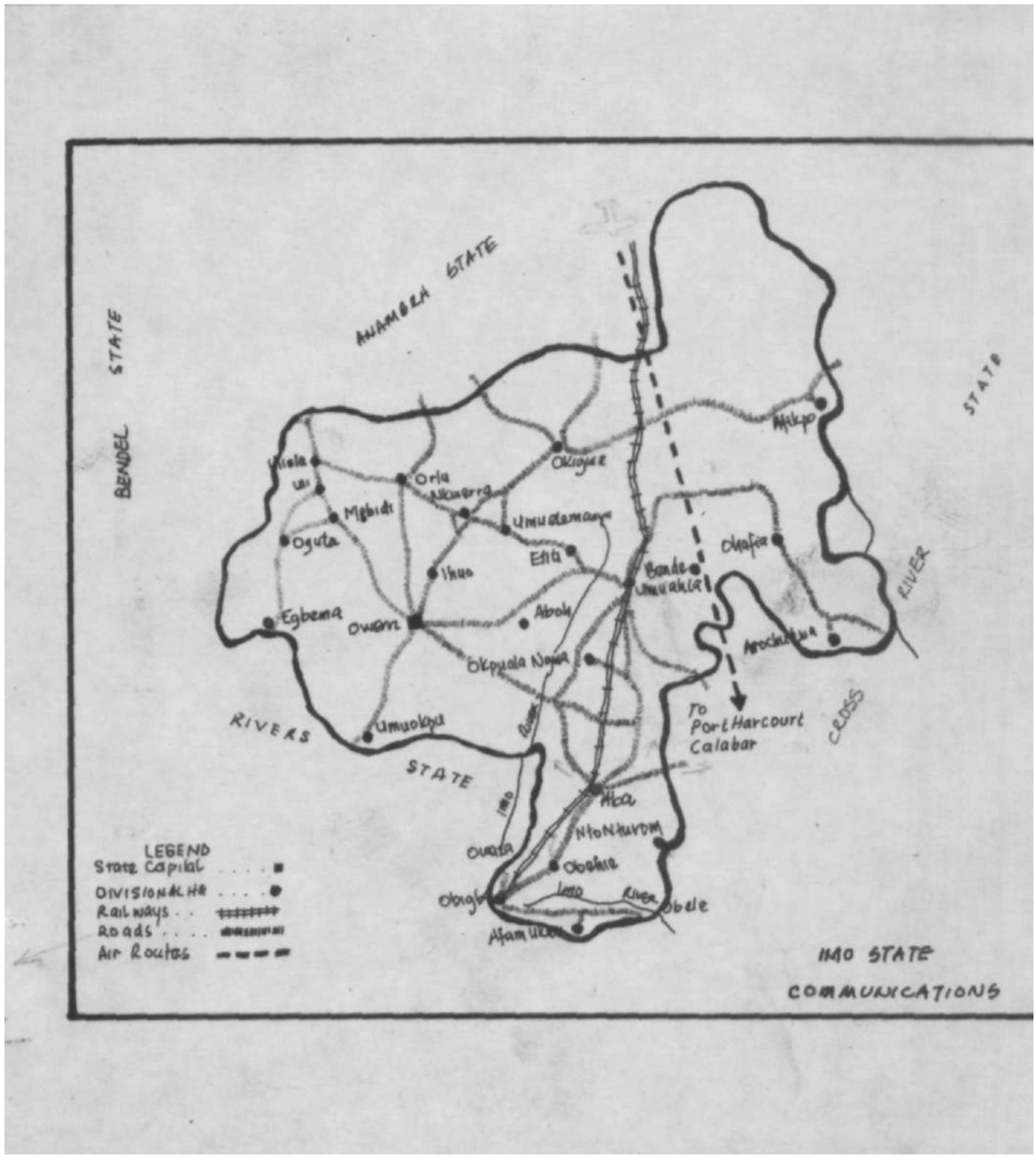
A GENERAL SURVEY OF OWERRI

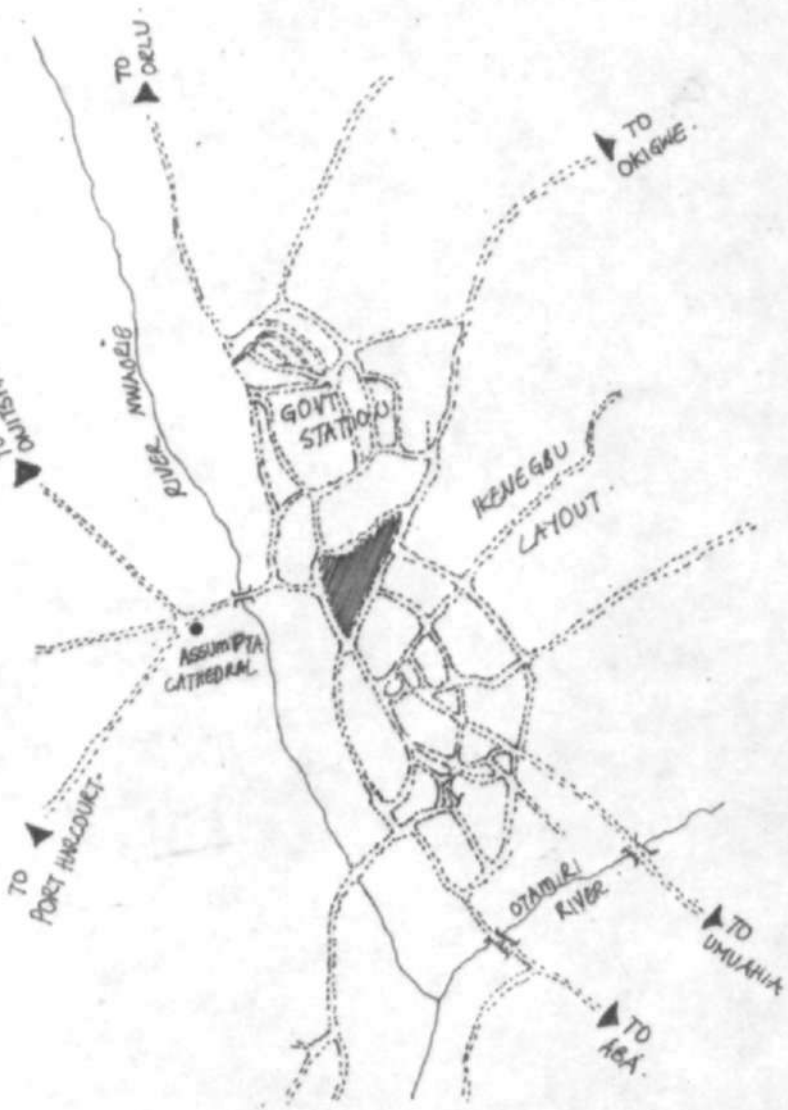
What is now the capital of Imo State was once a rural settlement comprising the following villages: Umuodu, Umuonyeche, Umuoyima, Umuororonjo and Amawom, all concentrated not only on the lower half of the present Owerri town but also on the Eastern bank of River Nworie. This situation has determined the growth of the town - linear and almost entirely on the Eastern bank of River Nowrie. The colonial masters came and created their provinces. Owerri became the capital of what was normally referred to before independence as the old Owerri province. It comprised the following Divisions:-

	Population 1953	Population 1963
Aba Division	396,111	541,968
Bende Division	222,145	427,867
Okigwe Division	442,706	743,832
Orlu Division	356,256	665,665
Owerri Division	560,673	901,016

It is these five former divisions together with the former Ogoja province that now constitute Imo State. With such a long history as an administrative capital, one would have expected a befitting civic centre. For one reason or other, this was thought unnecessary and the story is the same in many towns all over the country.


Sokoto
Sokoto state
Kano
Kano state
Borno state
Maiduguri
Kaduna
Kaduna state
Bauchi
Bauchi state
Jos
Plateau state
Niger
Kwara state
Ilorin
Yola
Gongola state
Oyo
Ibadan
Ondo state
Akure
Makurdi
Benue state
Ogun State
Abeokuta
Lagos State
Ikeja
LAGOS
Bendel state
Benin
Anambra state
Enugu
OWERRI
IMO STATE
Cross River state
Calabar
Rivers state


BENDEL STATE
ANAMBRA STATE
STATE
RIVERS STATE
RIVER
CROSS
Mbieri
Oguta
Ihiu
Egbema
Owerri
Abolo
Umuokpu
Okpuala Nguru
Ohaji
Ikeduru
Mbaitoli
Ikeaa
Nkwerre
Nwangele
Isu
Obowo
Oguta
Oboma
Ohaji
Ezinihitte Mbaise
Ahiazu Mbaise
Ezinihitte
Obowo
Oguta
Ohaji
Egbema
Owerri
Ikeduru
Mbaitoli
Ikeaa
Nkwerre
Nwangele
Isu
Obowo
Oboma
Ohaji
Ezinihitte Mbaise
Ahiazu Mbaise
Ezinihitte
Mbaise
Umuoma
Orlu
Okigwe
Mbieri
Umuelemaya
Etiti
Ihiu
Abolo
Okpuala Ngwa
Bende
Umuahia
Ohafia
Arochukwu
Afikpo
To Port Harcourt Calabar
LEGEND
State Capital
Divisional Hq
Railways
Roads
Air Routes
IMO STATE
COMMUNICATIONS

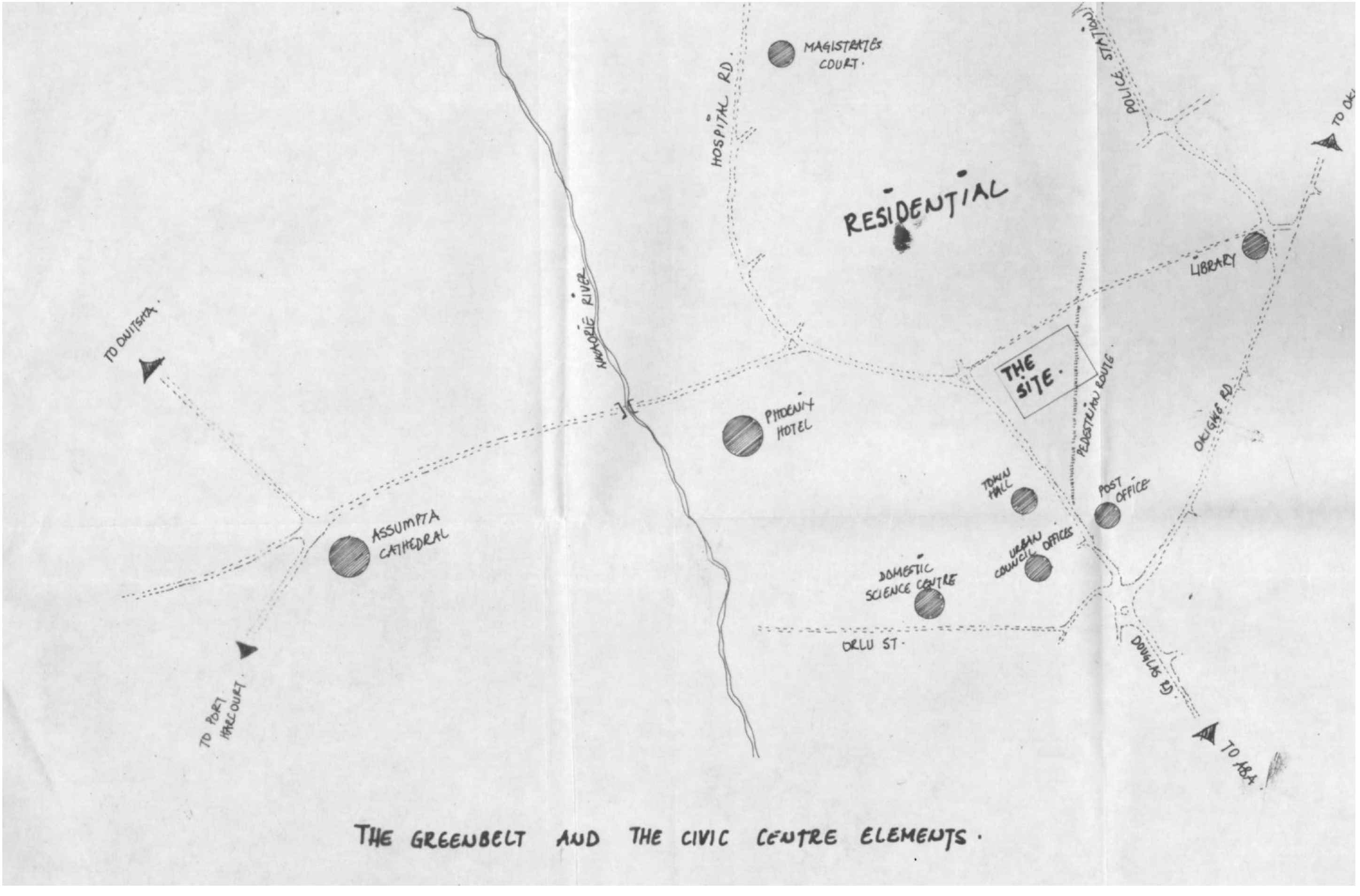


OWERRI - LOCATION PLAN.

SCALE: 1: 48000

KEY.

THE SITE.



THE GREENBELT AND THE CIVIC CENTRE ELEMENTS.

Meanwhile the colonial masters established their notorious reservation area on the upper half of the town and seperated it from the rest of the town by means of buffer which they used as their golf course and for the glorification of the British Crown. It was a perfect no man's land. This reservation area received a further boost by the establishment of a settlement by the shell - BP in the early 50's when it was prospecting for oil in that part of the country.

Thus Owerri comprises of two distinct zones. The upper half of low residential density inhabited by top civil servants and the big shots in the society. The lower half- a very high density residential area that grew around the original five villages and inhabited by natives, traders and lower income civil servants.

The post primary educational institutions are mainly located on the outskirts. So also are the three existing small scale industries namely a shoe factory on the northern fringe, a sawmill on the southern fringe and a galvanised steel factory which is yet to go into production on the western fringe. There are three important inter-state roads linking Owerri to two neighbouring states. These are the Port Harcourt - Owerri road which links up with Owerri - Onitsha road just on the western outskirts of the town, passes through the no man's land dividing it

into two zones in the process: the one containsthe urban council office, the town hall, are the cinema, the other contains the post office, the library, the treasury and the former Divisional Office. Immediately after the post office, this road develops into a major spine in the town and leads southwards to Aba - the commercial nerve centre of the Eastern States.

The other inter-State Road is the Owerri - Enugu Road which enters the town in the Eastern direction and links up with the one described above just after the Post Office.

Recently the Imo State Government has announced its intention to build an entirely new city covering an area of 72.5 km^2 on the west bank of River Nworie. This new city is to be the political administrative and commercial nerve centre of the state and is to have a population of 230,000 - 500,000.

3 B ANALYSIS OF EXISTING CIVIC CENTRE ELEMENTS

3B. 1. URBAN COUNCIL OFFICES

It is located in the no man's land between the reservation area and the lower half of the town. The Council Building was constructed during the Native Authority Administration by the entire people of Old Owerri Division about the year 1911. The fund was raised through levies imposed on every section of the Division. It was first used primarily as a court and later inherited by the urban

Council on its creation. At present it accomodates the following departments: Secretary's, Treasurer's, Works, Valuation, and Market.

i. SECRETARY'S DEPARTMENT:

The composition is as follows:

- The town clerk who is both the administrative and the executive head of the council.
- Deputy Town Clerk.
- A chief clerk
- Three correspondence clerks
- Three Minutes clerks
- Three typists
- Three messengers.

ii. TREASURER'S DEPARTMENT:

Comprises the following:

- Treasurer
- Cashier
- Three Rates clerks
- Three Licence clerks
- Five Voucher clerks
- One storekeeper

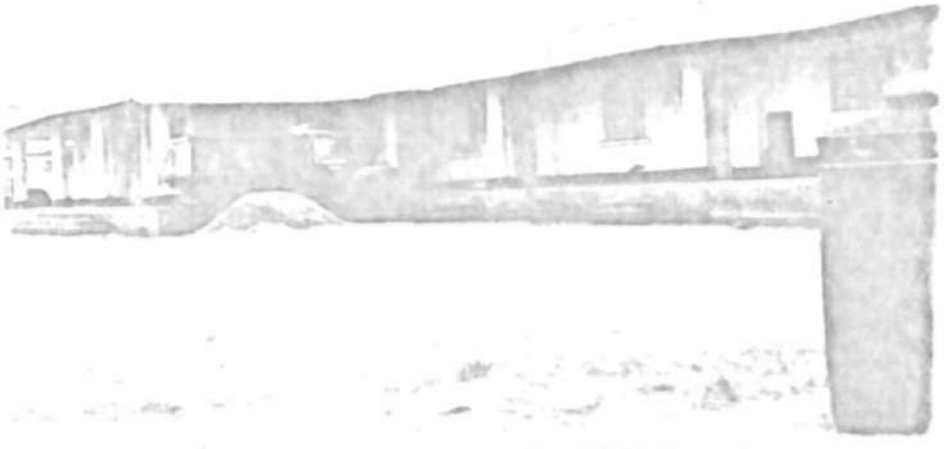
iii. WORKS DEPARTMENT

This is made up of:

- Town Engineer
- Technical Officer
- Two Building Inspectors
- Two Road Overseers
- Three clerks
- Six Drivers
- Three Carpenters



OWERRI SUB - TREASURY — A PERFECT EXAMPLE OF THE SUB - STANDARD STRUCTURES WITHIN THE GREEN BELT.



OWERRI URBAN COUNCIL OFFICES — A STRUCTURE THAT HAS OUTLIVED ITS USEFULNESS.



THE SITE: AS SEEN FROM THE POST OFFICE.



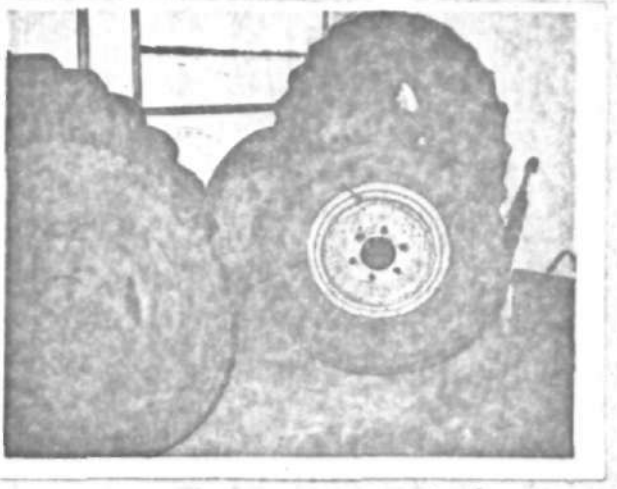
ANOTHER VIEW OF THE URBAN COUNCIL OFFICES.



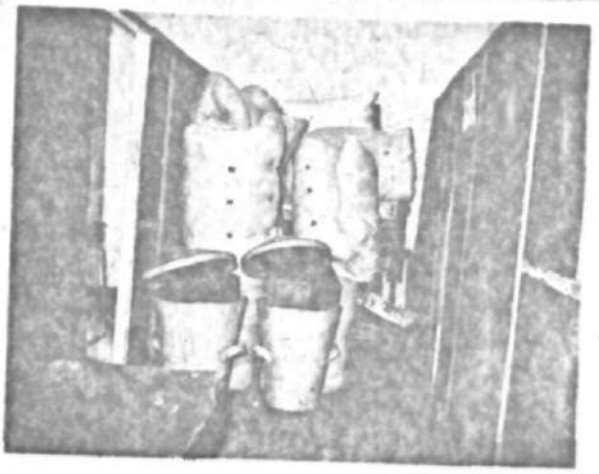


INSIDE THE URBAN COUNCIL OFFICES: OVERCROWDING ALL THE WAY!!





A CORRIDOR INSIDE THE URBAN COUNCIL OFFICES CONVERTED TO BICYCLE PARK, STORAGE AND OFFICE AT ONE AND THE SAME TIME!!





- Three Masons
- Two Painters
- Five Labourers
- Four Draughtsmen

iv. VALUATION DEPARTMENT:

- is made up of:
- Valuation Officer,
- Two Rating Assistants
- Two Valuation assistants
- Two Rating Inspectors
- Three Chainmen.

v. MARKET DEPARTMENT:

the posts are:

- Market supritendent
- Market supervisor
- Three Market Masters
- Market assistant
- Market attendant
- Two Toll collectors

In spite of the small strength of the staff, the offices are overcrowded, ill-equiped badly lit and poorly ventillated.

3B.2 THE TOWN HALL

Adjacent to the urban council office is the town Hall.

In the early 60's this hall was erected to serve as the main assembly building for meetings of the provincial council, urban council, lectures, receptions and other forms of public functions. Attached to it was the provincial commissioner's office which until a few months



LOOKING TOWARDS THE PROVINCIAL / TOWN HALL FROM THE SITE.



FRONT VIEW OF THE HALL.

ago was the office for the resident - a post which has been abolished.

With a capacity of less than a hundred, it is a shocking example of short sightedness in the use of public fund. Together with the urban council office, it forms a small square that has been converted to a parking lot for tractors and other vehicles belonging to the urban council.

3B.3 THE CINEMA

On the other end of the urban council office is situated the only cinema in the whole town - Rex Cinema, with a capacity of about 150 people. In spite of its low quality in both design and construction, it has continued to render an invaluable service to the people who have no other choice.

3B.4 THE POST OFFICE

Across the Road from the urban council office and facing it, is the post office, built in 1947 and typical of all the colonial post offices in the entire country. It is one of the few structures that successfully resisted the destruction and damages caused by the civil war. A new post office is at the moment under construction behind this old one. The aim is to decongest the ageing structure.



FORMER DIVISIONAL OFFICE, NOW CABINET OFFICE ON THE PERIPHERY OF THE GREEN BELT.



THE ONLY CINEMA IN THE WHOLE TOWN; LOCATED ON THE OUTER FRINGE OF THE GREEN BELT.

3B.5 THE CATHEDRAL

The Roman Catholic Cathedral (Assumpta Cathedral) is the landmark in Owerri. It was started about 1954 and is yet to be completed. Situated at the junction of Port Harcourt - Owerri road and Onitsha - Owerri road, it faces the latter axially and commands the view of the entire town from the high vantage point on the other bank of Nworie River from the urban council office. It is reputed to be one of the biggest in West Africa. Its renaissance Italian character is accentuated by its dominating central dome

3B.6 THE LIBRARY.

The newly completed state library is one of the blessings of the young state. It is strategically located at one end of the no man's land and faces the Police Station road. A hundred meters away along this road is the Cabinet Office formerly the Divisional Office.

3B.7 THE LAW COURTS

Both the High Court and the magistrates' court are located within the reservation area. The magistrate's court is more of a market stall than a court. It is open on three sides, the 4th side contains the jury's the magistrates, the commissioner of oaths and other ancilliary offices. It has neither the dignity nor the awe of a court building.



ASSUMPTA CATHEDRAL: A MAJOR LANDMARK IN THE TOWN. IT IS ON THE WESTERN END OF THE GREEN-BELT.



ONE OF THE NEW FACES OF THE TOWN — THE NEWLY COMPLETED LIBRARY LOCATED ON THE EASTERN END OF THE GREENBELT.

The High Court in contrast is a modern building completed just before the civil war. It suffered considerable damage during the war but was rehabilitated at the end of the war.

3C CONCLUSIONS:

1. The civic centre elements are scattered all along the green buffer without any strong link between them.
2. Most of the elements have grown so old and out-dated that they need to be replaced.
3. Besides the cathedral and perhaps the High Court and the Library, no other elements has a dignifying image worthy of a state capital.
4. The sudden rise in status of the town has brought in its wake a demand for structures with better facilities, bigger capacities and identifiable locations.
5. The green buffer could be developed into a more attractive and beautiful area that is successfully integrated with the civic centre elements.
6. Nothing can be done about some of these structures. Attempts should therefore be made to bring them in line with the re-organisation of the green buffer.
7. Some of the roads and streets within the town need to be re-examined in order to avoid fragmentation of this green belt.

CHAPTER FOUR

4.A CIVIC CENTRE - WHAT IT IS

The nature of the provision made in the central area of cities normally referred to as the civic centre has varied but little through the ages and in broad principle cannot be said to call for material change today.

It is generally defined as a distinct area located at or near the centre of a city whithin which are located the city's major administrative and sometimes cultural and social activities. There is however much more to it than that. It is the physical embodiment of what the city is, what it stands for and what it aims to be. Today it must assume the function of an efficient office building, a municipal government administrative centre, the site for collective emotional events where the people play as important a role as the spectacle itself, and where a unity of the architectural background, the people and the symbols conveyed by the spectacles interact. Its significance in the growth of a city results from its expression of the purpose and nature of municipal government and its civic life as well as from its impressive monumentality.

True its functioning must be both efficient and convenient; it must be flexible and readily adaptable to changing conditions and requirements. This dimension of time has always remained the secret of the success of all

public buildings.

A capital city would naturally call for parliamentary or legislative units, ministerial department and so on. A formalistic and somewhat spectacular type of layout would be looked for to accord with the ceremonial character of such areas. But beyond and logically associate with the governmental and control services, would cane the cultural, entertainment and hospitality agencies.

ELEMENTS OF A CIVIC CENTRE

The civic centre cannot be seen in complete isolation of the entire town centre as a good number of its elements are very much affected by the rest of the town centre not only in terms of architectural forms but also the spaces and circulation pattern. Generally speaking the civic centre is placed very close to offices and the shopping centre the former because of the convenience both of the public and of government officials in transacting business that requires visits to various agencies, the latter because it is the natural supplement of a civic centre.

The major elements of the civic centre include.

- Town Hall
- Municipal or County Offices
- Library
- Civic Hall
- Museum and Art Gallery

- Police and Law Court
- Cinema or theatre
- Civic Square.

Administrative buildings like the municipal offices and the buildings for the central government might be placed next to the offices, and cultural buildings like the library and cinema sited adjacent to the shopping. Depending on the approach, all these major elements could be grouped around the civic square in such a way that they are tied up so to say in a positive manner. There are however cases where two or three of the elements are grouped to form a small square while leaving the major civic square for the dorminant element invariably the Town Hall.

The civic square is a key element in the design of a civic centre. The Council Chamber aand Town Hall being expressive of the corporate life of the town have intimate relationship with the chief civic space - the buildings as an indoor civic meeting space, the square as an outdoor [illegible].

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

4.B THE BRIEF.

Like all seats of political power the civic centre has an ideological task - that of imprinting its presence upon the town consciousness. For one citizen who will actually enter it, either for routine business or ceremonial occasion, many will merely see it in passing by. Hence its external visage, the face it turns to the outside world should be an area of great concern. The citizen would find himself naturally and unconsciously walking into it. It would not only comfortably shelter the actual processes of government but would celebrate its power and importance in both architectonic and iconographic terms. It should act as a link between the two segments of the town and be completely integrated with its environment; it should provide facilities for leisure and relaxation both within and without.

The entire shceme is to be carried out in two phases. The first phase comprises the following.

1. The Civic Hall.

It should be capable of hosting lectures, dances, plays, drama, film shows, and civic reception.

2. The Council Chamber.

This should be seen as the actual seat of government for both the town and the Local Government and should be

treated as such. Provision should be made for such facilities as the banquet Hall, chairman's suite committee room, members' lounge, reception room and public gallery from where the citizens could watch the proceedings of the council meetings. It should in addition be capable of hosting conferences.

3. Offices for Both The Urban Council And The Local Government.

They should not only conform to the administrative changes recently announced in the state but also allow for future administrative changes demanded by growth.

4. A Public Lounge:

As a means of keeping the centre lively after the offices might have closed, a public lounge with restaurant facilities is required.

5. A Civic Square:

The square should serve as an outdoor assembly place with nice and carefully handled relaxation areas. The second phase comprises a cinema and a museum.

FUNCTIONS OF THE LOCAL GOVERNMENT AND THE URBAN COUNCIL:

4.C. 1

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

THE LOCAL GOVERNMENT:

According to the instrument establishing the new Local Government set-up in the state, Owerri Local Government area comprises the former Owerri Administrative Division excluding Obudi-Agwa Area. It includes the former Oratta

County Council with a population of 155, 541*

Owerri Urban County Council population 26, 017*

Ngor Okpala County Council population 85588*

*1963 Census

The Owerri Urban Council is to comprise of the former Owerri Urban Council plus Uratta, population 135,989. This includes all towns within 10km radius from the Post Office, an area which the state government has designated as Owerri Planning Area. Assuming an average growth rate of 2½% for the Local Government area and 4% for the Urban Council, the population will by 2000 A.D. stand as follows:

Local Government Area 347, 189

Urban Council 244,908.

The following area extracts from Imo State Government Edict Number 20 of 1976 which formally established the Local Government in the state.

PART V. - COMPOSITION OF COUNCILS AND ELECTIONS

15 (1) ..... a council ..... shall be composed of -

a. Elected members, and

b. where the instrument provides, nominated members.

(2) The number of elected and nominated members of a council and the number of elected members to be returned by each ward of the area of authority of a Local Government .... in no case shall be ..... less than ten or more than thirty.

(3) ..... the number of nominated members.....shall not be more than one quarter of the total number of members prescribed.

PART XIX - MISCELLANEOUS AND SUPPLEMENTARY.

Paragraph 180 section (1) repeals the Divisional Administration Edict of 1971 and all amendments thereto.

182 States that

the functions conferred by an enactment on any resident, Divisional Officer, Sole Administrator or such similar officer of the government shall..... be conferd upon and discharged by the following persons, that is -

a) in so far as such functions relate to ceremonial matters, by the chairman of the Local Government Council;

b) in so far as such functions relate to other matters, by the Secretary to the Local Government.....

RULES FOR ANY MEETING OF A COUNCIL OR COMMITTEE OF A COUNCIL

1. Every meeting of a council shall be open to the public. This does not apply to committee meetings.

5(1) The minutes of the proceedings of a council shall at all reasonable times be open to inspection by members of the public.

(d) Receipts derived from any public utility concern, or any service or undertaking belonging to or maintained by a Local Government either in whole or in part;

(e) Rents derived from the letting or leasing of any building or land belonging to a local government.

(f) Statutory allocations or grants in aid . . . . .

(g) Any sums of money which may lawfully be assigned to a local government.

(h) interest on the investment funds of a Local Government;

(i) such sums of money as may be granted to a Local Government by any other Local Government.

88 (1) A Local Government Inspector may be appointed in respect of any Local Government or group of Local Governments.

(2) A Local Government Inspector -

a) Shall have the right to attend all council and committee meetings;

b) Shall at all reasonable times have access to and be entitled to inspect all books, accounts and records a council;

c. May advise a Local Government in regard to any of its functions under the edict.

PART XII GENERAL FINANCIAL PROVISIONS

Main Sources of Revenue.

89 (1) The Revenue and other funds ..... shall consist of all such sums of money or funds ..... from the following sources:-

a. moneys derived from development rate and any rate imposed by the Local Government by virtue of the provisions of this edict;

b. moneys payable to a Local Government under the provisions of any other enactment;

c. moneys derived from licenses, permits, dues, charges or fees specified by any bye-laws or rules made by a Local Government;

The Secretary

2. Shall be responsible for convening all meetings of the council and its committees and for the preparation of minutes and reports of such council and committees.

3. Shall advise the council and its committee on all matters upon which he considers his advice necessary. .... and shall be entitled to attend all meetings of the council and of its committees.

4. Shall advise the chairman of the council on all matters appertaining to their respective functions.

73 (1) Every department of a Local Government shall be under the supervision of an officer who shall be designated head of department.

Provided that two or more departments may be under the supervision of one head of department.

(2) ...Each head of department shall:-

a) in matters of policy, be subject to the general direction of a supervisory councillor; and

b) in matters relating to the employees and the internal control of the department, be under the general direction and control of the Secretary to the Local Government.

60 (1) Powers of Local Government which may be Exercised Concurrently with State Government.

a. Health centres, maternity centres, dispensaries and health clinics, ambulance services, leprosy clinics and preventive health services;

b. Meat inspection and abbatoirs;

c. Nursery, primary and adult education;

d. Information and public enlightenment;

e. Provision of scholarship and bursaries

f. Provision of public libraries and reading-rooms;

g. Agricultural and animal health extension services and veterinary clinics;

h. Rural and semi-urban water supply.

i. Fire services

j. Provision of Roads (other than trunk roads), their lighting and drainage;

k. Support for arts and culture

l. Control of pollution and erosion

n. Control of beggars, and of prostitution and repatriation of destitutes;

n. Provision of homes for destitutes, the infirm and orphans;

o. Provision of public utilities including road and water transport;

p. Public housing programmes;

q. Regulation and control of buildings;

r. Town and country planning;

s. Operation of commercial undertakings;

t. Control of traffic and parking

u. Pipe sewerage system.

PART XI EMPLOYEES OF COUNCIL

68 (1) .....power to appoint persons to hold or act in offices in a Local Government and to dismiss and exercise disciplinary control over persons holding or acting in such offices shall vest in the Board.

72 (1) Secretary to Local Government and other staff.

For every Local Government there shall be a Secretary... the Secretary shall be the chief executive of the Local Government and shall.....be responsible for the execution of the policy of the Local Government and the day to day running of its affairs and in particular:-

a. The supervision and control of all employees of the Local Government.

b. The coordination of all activities of departments of the Local Government.

37 (5) The chairman of a council shall not be appointed chairman of more than one committee.

(6) No member of a council shall be chairman of more than two committees.

45 (1) There shall be a Police Committee which shall consist of:-

a. Chairman of the Local Government Council who shall also be the chairman of the Police Committee;

b. the most senior police officer in the area of authority of the Local Government.....

c. the most senior prison officer in the area of authority of the Local Government.....

d. the officer commanding the military unit in the area or his second in command.

e. secretary to the Local Government; and

f. not more than three other persons who shall be nominated by the council.

(2) The Police Committee shall have power to regulate its own proceeding and shall meet not less than once in every three months.

46 .....the police committee shall be responsible for the following:-

a. Constant review of questions relating to the enforcement of bye-laws made by the Local Government;

b. investigation and comment upon complaints lodged about the activities of the policemen in the area of authority of the Local Government.

c. giving advice relative to the general maintenance of law and order in the area of authority of the Local Government; and

47 (1) There shall be a Secretary to the Police Committee who shall be appointed by the secretary to the Local Government and shall be responsible for:-

a. making arrangements for the meetings of the Committee

b. taking the minutes of the meetings of the committee; and

c. performing such other duties as the Committee may direct.

PART IX - FUNCTIONS OF LOCAL GOVERNMENTS:

59. Exclusive Powers of Local Governments.

A Local government shall be responsible for, and have power to make bye-laws in respect of all or any of the following:-

a. Markets and motor vehicle parts;

b. sanitary inspection, sewerage, refuse and night-soil disposal.

c. control of vermin

d. slaughter-houses, slaughter slabs;

e. public conveniences.

f. cemeteries and burial - grounds.

g. registration of births; deaths and marriages under the customary law of the inhabitants of its area of authority;

h. provision of community and recreation centres;

i. parks, gardens and open spaces;

j. grazing grounds;

k. fuel plantations;

l. licensing, supervision and regulation of bakeries, eating houses, drinking houses and laundries;

m. licencing and regulation of bicycles, hand carts and other types of vehicles (other than vehicles which are mechanically propelled) and canoes.

n. control or keeping of animals.

o. control of advertisement and hoardings and use of loud speakers in public places;

p. naming of roads and streets and numbering of plots and buildings.

q. collection of vehicle parking charges;

r. collection of development, property, and other rates and other designated revenue.

s. control of d rumming

t. control of land held under customary tenure.

u. collection and control of revenue from private forest estates.

35 (1) Every Local Government shall establish Development Planning and Works Committee which shall consist of

a. the supervisory councillor for works who shall be the chairman.

b. not more than four other members of the Council,

c. a representative of the Ministry of Works and Housing

d. a representative of the Economic Division of the Ministry of Finance and Economic Development; and

e. a representative of the Ministry of Local Government and Social Development.

Members mentioned in (1) (c), (d) and (e) shall have no right to vote.

36 Every Local Government shall Establish an Agriculture and Natural Resources Committee which shall consist of:-

a. the supervisory councillor for agriculture who shall be the chairman;

b. not more than four other members of the Council; and

c. not more than two officials of the Ministry of Agriculture and Natural Resources . . . . . .

PART VII - COMMITTEES GENERAL

33 (1) Every Local Government shall establish a Finance and General Purposes Committee of the Council which shall consist of:-

a. the chairman of the Council who shall be chairman;

b. all the supervisory councillors; and

c. not more than two other members.

(2) .....the Finance and General Purposes Committee shall be responsible for:-

a. the regulation and control of the finance of the Local Government;

b. .....the consideration and award of contracts;

c. the implementation of the decisions of the Local Government with which no other committee or body is charged and for the general running of the affairs of the Local Government;

d. such other functions as the local government may, from time to time, delegate to the committee.

34. Every Local Government shall establish an Education Committee which shall consist of:-

a. the supervisory councillor for educational matters, who shall be the chairman;

b. not more than four other members of the council; and

c. not more than two appointed officials who shall have no voting rights.

17 (1) The term of office of members of a council other than nominated members appointed directly shall be not less than three years and not more than three years and three months from the date of the first or last general elections.

PART VI - COUNCIL PROCEEDINGS:

25 (1) For each council there shall be a chairman (approved in that behalf by the Military Governor) who shall be elected.....

29 (2) Every Council shall elect not more than three of their number who shall be designated supervisory councillors.

30. A supervisory councillor shall.....be responsible for general policy matters and supervision of the functions of such department or group of departments of the council as may be assigned to him by the council.

31 (1) A council shall in every year hold an annual meeting and at least four other meetings . . . .

32 (1) The chairman shall preside at every meeting of a council, but in the absence of the chairman, such member as the members present shall elect for the purpose shall preside . . . . . .

4.C. 2 FUNCTIONS OF THE URBAN COUNCIL

Paragraph 10 of the Federal Government guidelines for Local Government reform states inter alia that the special requirements of towns within Local Government areas can best be catered for by subordinate town or Ward Councils.

Under the caption CITY PLANNING AND DEVELOPMENT AUTHORITIES, the same guideline states in paragraph 65 that Large cities have in some cases Planning and Development Boards or Authorities and more of this type of organisation may be needed in the future. The need for them arises when the city is important to an area for outside the confines of its Local Government - affecting maybe the whole state.

Paragraph 66 states among other things that:

It is essential that the activities of these organisations are closely related to that of the Local Government.

Part of this can be achieved by cross-membership between Local Government Council and Board and even more by close working relationships between officials of the two organisations.

The following is an extract from edict no 20 of Imo State Government titled 'Local Government Edict 1976.

40 (1) ....Local Government may appoint such subordinate area authorities within the area of its authority as it may deem necessary or expedient, and may delegate to an authority so appointed, with or without restrictions or conditions any function exercisable by the council
respect to the area of that authority except the power of making bye-laws, approving estimates, levying community tax or rate or borrowing money.

4) In the exercise of any powers or functions delegated under this section, the subordinate area authority shall act as agent of the delegating Local Government.

5) A subordinate Area Authority shall be responsible to the council for such functions as are delegated to

it under this edict and shall every six months report its activities and render proper accounts to the council.

CHAPTER FIVE

THE SITE

5.A LOCATION CRITERIA.

The analysis of the site and its environsis considered under the following headings:

1. Natural factors
2. Cultural factors
3. Aesthetic factors.

5.A 1. NATURAL FACTORS: These include

i. Topography, including slope analysis
ii. Hydrography - streams, swamps, and watershed dranage.
iii. Vegetation
iv. Climate factors - solar orientation, dry season and wet season winds, precipitation and humidity.

5.A 2. CULTURAL FACTORS

i. Existing land use - ownership of adjacent property and off-site nuisances.
ii. Accessibility to both segments of the town - vehicular and pedestrian circulation on and adjacent to the site
iii. Existing buildings
iv. Historic factors - historic buildings or landmarks
v. Geographical centrality
vi. Development cost.
vii. Parking facilities
viii. Possibility of expansion
ix. Utilities - drainage, water, electricity.

5.A 3. AESTHETIC FACTORS

i. Natural Features.

ii. Spatial Pattern - views, spaces and sequences.

B. THE SITE

Owerri is basically linear in plan with residential areas distributed all along the entire length. This system of development favours a central location for the civic centre to make for easy acess. After careful consideration has been given to both the brief and site selection factors, the green belt between the low residential area and the high residential segment has been chosen.

5.B 1. CHARACTERISTICS OF THE SITE.

i. The site is bordered by Police Station road to the East; Port Harcourt Road to the West; Orlu Street - Okigwe Road to the South and the portion of Onitsha Owerri road from the control post through the Hospital Road junction, through the Treasury, - Government Press area and back to the Police Station road to the North.

ii. It slopes gently towards River Nworie on both sides of the river.

iii. The portion of the road from Hospital road junction to Ibiam circus splits the site essentially into two halves.

iv. The edge to the North bordering the low residential area is defined by heavy foliage.

v. The site is virtually open except along the river bank where there is a thick growth of rafia palm.

vi. There are existing buildings on the site notably the



THE SITE : VIEW TOWARDS THE CATHEDRAL WHICH CAN BE SEEN AT THE BACKGROUND (CENTRE) STANDING ON HIGH GROUND



THE SITE : ONE OF THE UNAUTHORISED STRUCTURES. THE NEWLY CONSTRUCTED LIBRARY IS ON THE RIGHT BACKGROUND.

cathedral to the western edge, the library and a bank to the Eastern Edge, a domestic science centre, three filling stations, a few small offices for the Ministry of Agriculture and Natural Resources to the South and a hotel, the existing urban council office and town hall, and a Post Office to the centre.

vii. Views expand as elevation increases

viii. The river Nworie to the western half is a very important feature.

ix. Entry is equally strong from both the North and the South.

x. Long established pedestrian footpaths crissc cross the site.

xi. It is the meeting point of all the major roads in the town.

B.2 SITE PLANNING PRINCIPLES.

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

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

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

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

B.3 PLANNING THE SITE

On the basis of a general idea of traffic and accessibility conditions, physical conditions of the site

including topographic survey and soil conditions, allocation of land to specific usuages are made.

The following are the possible categories:

i. Structures: these are to be treated as being located in a park.

ii. Car Park

iii. Pedestrian areas:
   a. Malls, courts, lanes, plazas.
   b. Covered pedestrian areas

iv. Vehicular movement areas
   a. Service road system
   b. Car park access

v. Public transport areas
   Bus roads, bus terminals, taxi stands.

vi. Buffer areas
   landscaped areas seperating car park areas or service areas from the public road system or area seperating parking areas from each other or parking areas from service areas.

vii. Reserve areas.
   For future expansion

5.C PROPOSALS FOR IMPROVING THE SITE.

1. Unrelated and otherwise disturbing activities are to be eliminated.

2. All the old structures whose retaintion cannot be justified on any grounds are to be eliminated.

3. The present town hall is to be converted to a courthouse

4. The portion of the road from Hospital road junction

to Ibiam circus is to be closed in order to make the green belt a cohesive unit.

5. The traffic normally taken by this road is to be diverted to Police station road by means of a new road linking the former to the Hospital road junction.

6. A by pass connecting Onitsh - Owerri Road, Orlu - Owerri road and Enugu - Obigwe - Owerri road is to be constructed to take care of all through traffic between these four major towns.

7. Another by pass is to be constructed to link Port Harcourt - Owerri road to Douglas Road at a point just before Emmanuel College and where a new market and motor park are proposed.

8. The control post is to be improved and a new road is proposed to link it with the Port Harcourt by pass

9. Orlu Street is to be widened and linked by a bridge over River Nowire to link up finally with road from the control post.

10. A dam is proposed over River Nowire to provide a swimming pool for recreation.

CHAPTER SIX

PLANNING THE CIVIC CENTRE

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

The accomodation divides basically into two types:

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

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

6.A GENERAL OFFICE TYPE ACCOMODATION.

The departments fall into three broad groupings based on their degree of contact with the public:

i. THE SOCIAL SERVICES DEPARTMENTS:- Because of the nature of their services, these are placed on the lower levels where they could be easily accessible to the public.

ii. THE ADMINISTRATIVE DEPARTMENTS: Their contact with the public is not as pronounced as are the foregoing departments.

iii. TECHNICAL DEPARTMENTS: They have little to do with the public and are consequently placed at the highest levels

SPACE DIVISIONS:

Individual Office - its is

usually for staff at executive level. It may also be required for those members of staff doing work involving special concentration or privacy.

i. Shared Offices: These are more economical than individual rooms and could be for 2, 3, 4 people who could be of any grade.

ii. General Open Offices: These are usually for clerks, secretaries or typist.

iii. Machine Rooms: They need to be isolated in seperate rooms.

C. Storage and Filing: This include storage of stationary and office supplies and filing of office records.

The modern trend in office design is the open plan system. Individual offices where they are absolutely necessary are defined by menas of very low partitions.

CIRCULATION: The circulation is determined by the relationship between departments; the type and volume of traffic to be expected and the maximum allowable distance between offices and departments in terms of time.

The requirements for circulation between offices include those for offices within the same department; those between one department and another and the accessibility of each department to the common spaces including reception and waiting.

6.B. ANCILLARY ACCOMODATION

MULTI PURPOSE HALL

Planning Objectives:

i. The audience must hear
ii. The audience must see
iii. The audience shall participate
iv. The audience must be comfortable.

In most cases speech is the most important function and its intelligibility is a critical aspect of the design.

Design Principles:

i. Because of the range of activities envisaged in the multi - purpose hall, the seats will not be fixed and will not be in tiers.

ii. The foregoing creates the problem of uninterrupted view of the front of the hall, a problem which can be minimised by:

   a. subject to the requirements of sight-lines, reducing the length of the hall in proportion to its width as much as possible.

   b. Raising the stage.

iii. A shallow balcony will provide seating with good acoustics and sight-lines and reduce the number of seats required on the level floor.

iv. Areas could be curtained off at times of small occupancy. This enhances the acoustic properties of the hall by reducing reverberation time in such situations.

v. Side walls should preferably be dispersive. Projecting piers help to meet this requirement.

vi. The entrance must be clear and well defined.

vii. An elliptical form or its modification creates a sense of participation and should therefore be considered.

viii. Opening should be on both sides and oriented to catch the cool south-west wind.

ix. Ancilliary rooms usually associated with halls could be used for clubs and organisations meetings.

x. Padded nesting chairs are preferable to canvas or wood seats.

COUNCIL CHAMBER.

Design Objectives:
1. The members must hear each other
2. The audience must hear the members
3. The form must register as a symbol of democracy - a participatory arrangement whereby the chairman and the councillors would sit and deliberate on the issues affecting their fellow citizens.

DESIGN PRINCIPLES:

i. A form that allows the councillors to face each other is not only acoustically preferable but also engenders the sense of participation.

ii. Subject to the comfortable spacing usually required, the seats should be formed into a compact group.

iii. The chairman's table should be raised and acoustically, tiered seating is preferable.

iv. All walls should be dispersive to prevent delayed cross sound reflections.

v. The location of the public gallery should not only enable the public to hear the council proceedings but also bring the entire body of the council to their full view.

vi. The chamber should be planned to accomodate about 100 persons - a number by far bigger than the 23 members of the local council and a much less number of urban council members. This guarantee the possibility of joint meetings and the use of the chamber for other meetings as well.

vii. The council chamber should as for as possible be placed on the same level as the chief executive's for convenience and coordination.

viii. The ancilliary rooms need to be grouped around the chamber and should be linked by means of Foyers, Lobbies and ante-rooms.

THE CIVIC SQUARE.

DESIGN OBJECTIVES: Being the chief outdoor civic meeting space, the square should have intimate ralationship with the town hall. It might act as the platform on which the building rests.

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

DESIGN PRINCIPLES:

i. According to Sitte in his book entitled "the Art of Building Cities" the minimum dimension of the square

ought to be equal to the principal building in it and its maximum ought not exceed twice that height unless the form, the purpose and the design of the building will support greater dimensions. In their own book 'CIVIC ART' Hegemann and Peets say that in order to see a building as a whole, the observer should be seperated from it by a distance equal to about twice its height, which means that it should be seen at an angle of 27°.

ii. The use of architectural elements such as steps, fountains, platforms, heightens the sensation and excitement.

iii. The treatment of the floor helps to lend character fo the square.

C. THE PARK

I Regard the park as an integral part of the civic centre and its functions as merely the outdoor extension of the functions of the civic centre.

DESIGN OBJECTIVES:

1. Provision of facilities which lend grace to the environment.

ii. using the land to the best advantage.

iii. Provision of mental stimulation through pride inducing personality.

Uniterrupted monotony can dull the brain; it can lead to mental lethargy. This does not happen when the mind is continuously called upon to act. When it is subjected to differences and comparisons the capacities to distinguish are exercised and curiosity is developed.

DESIGN PRINCIPLES:

i. Everything must have a purpose. One such purpose is to establish appropriate relationship between the various parts of the park and its surroundings. These parts include: natural elements (land, water, plants etc); use areas (game courts, walks, play lots); major structures (buildings); minor structures (fences, benches, drinking fountains etc); people.

While each part will present its singular demands, no part can work in isolation from another.

ii. Companionship or being with others should be promoted and the personal needs must be balanced against the impersonal needs. Every facility should be designed to encourage human interaction; in such a situation, benches should be grouped to face each other, never back to back or isolated singly. In addition, distances between benches are important to conversation making. Freedom also suggests a need to provide space which is unallocated to predetermined activities. Simple open space should be set aside to satisfy the leisure time whim of the moment. To provide for the exercise of the senses and to satisfy a need to ask, answer, formulate and analyse, the park needs to be enriched with fascinating details and surprises - an unanticipated opening to view, a bubbling pool or other discovered feature set in a hidden place.

iii. Both function and aesthetics must be satisfied. Over abundance of uniformity results in monotony. Excessive dissimilarity breeds chaos.

Order and variety in balance provide excitement and stimulation.

iv. A substantial experience must be established. Since it is impratical to place labels upon a physical development in order to sense reason, the development itself must

have such strong character that it renders an impression capable of being identified.

v. The potential inherent in lines and forms should be considered and the aesthetic qualities of that which exists should be transfered to that which is proposed. New features could be positioned so as to appear to grow organically from the site.

PARKING

Many a good design has been ruined by the ugly sight of parking lots either occupying strategic areas or spread out all over the site as if man is subordinate to the motor car. My intention is to provide parking lots that do not either compete with the centre or dorminate it.

CHAPTER SEVEN

SPACE REQUIREMENTS

GENERAL DESIGN DATA.

1. OFFICES

a. PERSONAL: An area of 4.2 m^2 - 6m^2 is enough space for a desk and chair and a share of the room's circulation space.

At least an area of 8m^2 is to be provided if provision is to be made for discussions with other workers or with visitors.

b. PRIVATE OFFICES:

The shortest dimension for a room is unlikely to be less than 2.5m. It is rare for a cubicle of less than 9.3m^2 to have full height partitions.

For the junior worker, 9.3m^2 - 14m^2 allows for reasonable discussion space and provision for furniture.

For an intermediate worker an area of 23.2m^2 is adequate.

An area of 37m^2 - 46.5m^2 is required by officers of executive rank.

c. CORRIDORS:

No office corridor should be less than 1.5m wide.

2. MULTI-PURPOSE HALL:

Area per person based on movable seats is 0.5m^2
For the staincase, the clear width of flight in a hall taken up to 750 people should not be less than 1.52m with a minimum number of risers as 3 and maximum as 16.

3. COUNCIL SUITE:

a. Committee Rooms: Proportions of length to width of between 1 to 1 and 1 to 1½ allow for reasonable table arrangement.

An area of 18.6m^2 holds up to 6 people. An area of 27.9m^2 holds up to 12 people and an area of 37.2m^2 can contain 24 people.

b. Council Chamber: A more spacious arrangement will be required and an area of 1m^2 - 1.2m^2 is considered appropriate for a person.

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

d. Banquet Hall: Area per diner is in the range 0.9m^2 - 1m^2.

e. FOYERS, LOBBIES: 0.09m^2 per seat should be allowed.

PARKING:

Area per car equals 13.5m^2.

CIVIC HALL

ACCOMODATION SCHEDULE	AREA (M^2)
1. Multi purpose Hall	330 m^2
2. Lounge/Restaurant	200
3. Cloak rooms, 15m^2 each	30
4. 4 dressing rooms 20m^2 each	80
5. Green room	30 m^2
6. Rehersal room	30 m^2
7. 4 club rooms, 20m^2 each	80 m^2
8. Snack bar	15 m^2
9. Store	30 m^2
10. Toilet Facilities	

For Males

4 wcs, slab urinals,

5 wash hand basins

For Females: 3 wcs

4 wash hand basins

T O T A L AREA = 840m^2

COUNCIL SUITE

ACCOMODATION SCHEDULE		AREA (M^2)
1.	Council Chamber	150
2.	Council chamber Foyer	30
3.	2 committee rooms each 40m^2	80
4.	2 Smaller Committee rooms 30m^2 each	60
5.	2 Chairman's suites 30m^2 each	60
6.	Reception	40
7.	Members Lounge	55
8.	Public Gallery	75
9.	Members Library	50m^2
10.	2 Cloak rooms 15m^2 each	30
11.	3 wcs, 3 wall urinals, 4 wash hand basins for males 2 w s 3 wash hand basins for females	
	Total	660 m^2

ACCOMODATION SCHEDULE

LOCAL GOVERNMENT OFFICES

A) TREASURER'S DEPARTMENT.

	POST	NUMBER of Staff	OFFICE SPACE (M^2)
1.	Local Authority Treasurer	1	30
2.	Assistant Treasurer	1	25
3.	Internal Auditor	1	25
4.	Licencing Officers	3	25 (shared)
5.	Valuation Officers	3	25 (shared)

	Post	Number of staff	Office Space (M^2)
6.	Rating Officers	4	30 (shared)
7.	Market Masters	4	25 (shared)
8.	Chief Clerk/Secretary to Department	1	10
9.	General Office	6	30
10.	Voucher Clerks	8	35 (open)
11.	General Accounting	10	40 (open)
12.	Rates, cash, payment, Licencing	10	70 (open Hall)
13.	Strong Room		10
14.	Filing and Records	3	20
15.	Storage	11	20
	T O T A L	57	400

HEALTH DEPARTMENT.

B.	Post	Number of Staff	Office Space (M^2)
1.	Medical Officer of Health	1	35
2.	Assistant Medical Officer of Health	1	30
3.	Supritendent of Health	2	25 (shared)
4.	Chief Sanitary Inspector	1	15
5.	Sanitary Inspectors	5	25 (shared)
6.	Disease Control	2	20 (shared)
7.	Pest Control	2	
8.	Technician	2	15 (shared)
9.	Chief Clerk/Secretary to Department	1	10
10.	General Office	7	30
11.	Medical and Food Control	2	10 (shared)
12.	Filing and Records	3	10
13.	Store	11	20
	T O T A L	30	245

C EDUCATION DEPARTMENT.

	Post	Number of Staff	Office Space (M^2)
1.	Chairman, Local Authority School Management Board	1	30
2.	Secretary to the Board	1	25
3.	Assistant Secretary	1	20
4.	Senior Education Officer	1	25
5.	Chief Education Officer	1	25
6.	Education Officer	3	25 (shared)
7.	Adult Education Organiser	2	20 (shared)
8.	Supervisor of Schools	3	25 (shared)
9.	School catering officer	2	20 (shared)
10.	Local Council Librarian	1	20 (shared)
11.	Assistant Librarian	1	
12.	General Office	8	30
13.	Typing Pool	6	25
14.	Filing and Records	3	20
15.	Store	1	20
16.	Chief Clerk/Secretary	1	10
	T O T A L	36	290

D. SECRETARY DEPARTMENT.

	Post	Number of Staff	Office Space (M^2)
1.	Secretary to the Local Government	1	35
2.	Assistant Secretary	1	25
3.	Information and Public Enlightenment Officer	1	20
4.	Chief Clerk/Secretary	1	10 (open)
5.	Minutes Clerks	3	15 (open)
6.	General Office	8	30
7.	Typing Pool	6	25
8.	Records and Filing	3	15

9.	Store	1	15
	T O T A L	25	190

E. WELFARE DEPARTMENT

	Post	Number of Staff	Office Space (M^2)
1.	Chief Welfare Officer	1	25
2.	Assistant Welfare Officer	1	20
3.	Welfare Assistants	4	20
4.	Marriage Registrar	1	
5.	Birth Registrar	2	30 (shared)
6.	Death Registrar	1	
7.	Marriage Room		45
8.	General Office	7	30
9.	Chief Clerk	1	10
10.	Filing and Records	3	20
	T O T A L	20	220

AGRICULTURE AND NATURAL RESOURCES.

F.	Post	Number of Staff	Office Space (M^2)
1.	Chief Agricultural Officer	1	30
2.	Assistant Agricultural Officer	1	25
3.	Agricultural Assistants	4	25 (shared)
4.	Veterinary Officer	1	25
5.	Veterinary Assistants	2	15 (shared)
6.	Chief Timber Inspector	1	
7.	Timber Inspectors	2	20 (shared)
8.	Forest Rangers	6	25 (shared)
9.	Chief Clerk	1	10
10.	General Office	6	30
11.	Grain Storage and Fertilizer Storage	5	60
12.	General Storage	1	15
13.	Filing and Records	3	15
	T O T A L	34	295

G. WORKS DEPARTMENT.

	POST	Number of Staff	Office Space (M^2)
1.	Local Authority Engineer	1	30
2.	Assistant Engineer	1	25
3.	Surveyor	1	25
4.	Survey Assistants	3	20 (shared)
5.	Engineering Assistants	4	20 (shared)
6.	Building Supritendent	4	20 (shared)
7.	Technical Officer	1	15
8.	Chief Clerk/Secretary	1	10
9.	General Office	6	30
10.	Masons	4	
	Carpenters	4	20 (for their
	Plumbers	4	Head men)
	Electricians	4	
	Painters	4	
11.	Maintenance Officer	1	15
12.	Filing and Records	3	15
13.	Store	3	15
	T O T A L	46	278

H. ENVIRONMENTAL DEPARTMENT

	POST	Number of Staff	Office Space (M^2)
1.	Local Government Architect	1.	35
2.	Architectural Assistants	3	30
3.	Architect	1	30 (shared)
4.	Planning Office	1	30
5.	Planning Assistants	2	25 (shared)
6.	Draghtsmen	6	42 (Open)
7.	Chief Clerk	1	7 (Open)

(H Contd.)

	Post	Number of Staff	Office Space (M^2)
8.	General Office	6	30
9.	Photographer	1	10
10.	Darkroom		10
11.	Printing Room	3	10
12.	Map Store	2	10
13.	Drawings Store	2	10
14.	General Store	3	20
	T O T A L.	32	299

URBAN COUNCIL OFFICES

A. TREASURER'S DEPARTMENT.

	POST	Number of Staff	Office Space (M^2)
1.	Urban Council Treasurer	1	30
2.	Assistant Treasurer	1	25
3.	Licencing Officers	3	25 (shared)
4.	Valuation Officers	3	25 (shared)
5.	Rating Officers	3	25 (shared)
6.	Market Masters	3	15 (shared)
7.	Voucher Clerks	6	30 (open)
8.	Chief Clerk/secretary	1	10 (open)
9.	General Office	6	30 (open)
10.	General Accounting	10	40 (open)
11.	Rates, Cash, Payment, Licencing	10	70 (open)
12.	Strong Room		10
13.	Filing and Records	3	20
14.	Storage	1	20
	T O T A L	51	375

B. HEALTH DEPARTMENT

	Post	Number of Staff	Office Space (M^2)
1.	Medical Officer of Health	1	35
2.	Assistant Medical Officer of Health	1	30
3.	Chief Sanitary	1	15
4.	Sanitary Inspectors	4	20 (shared)
5.	Supritendent of Health	2	25 (shared)
6.	Chief Clerk/Secretary	1	10
7.	General Office	6	30 (open)
8.	Filing and Records	3	15
9.	Store	1	15
	T O T A L	20	195

C. SECRETARY' DEPARTMENT

	Post	Number of Staff	Office Space (M^2)
1.	Secretary to the Urban Council	1	35
2.	Assistant Secretary	1	25
3.	Information and Public Enlightenment	1	20
4.	Chief Clerk/Secretary	1	10
5.	Minutes Clerks	3	15 (open)
6.	General Office	7	30
7.	Typing Pool	6	25
8.	Records and Filing	3	15
9.	Store	1	15
	T O T A L	24	190

D WORKS DEPARTMENT

	Post	Number of Staff	Office Space (M^2)
1.	Town Engineer	1	30
2.	Assistant Engineer	1	25
3.	Engineering Assistants	2	20 (shared)
4.	Surveyor	1	25
5.	Survey Assistants	2	20 (shared)
6.	Draughtsmen	4	28 (open)
7.	Technical Officer	1	15
8.	Chief Clerk/Secretary	1	10
9.	General Office	6	30
10.	Masons	4	
	Carpenters	4	
	Plumbers	4	20 (For their
	Electricians	4	headmen)
	Painters	4	
11.	Maintenance Officer	1	15
12.	Filing and Records	3	15
13.	Store	3	25
	T O T A L	46	278

B. TOWN PLANNING AUTHORITY

	Post	Number of Staff	Office Space (M^2)
1.	Chairman	1	35
2.	Assistant Chairman	1	25
3.	Secretary	1	25
4.	Assistant Secretary	1	20
5.	Town Architect	1	35
6.	Architect	1	30
7.	Town Planning Officer	1	30
8.	Planning Assistants	2	20 (shared)
9.	Architectural Assistants	2	20 (shared)
10.	Housing Manager	1	25
11.	Assistant Housing Manager	1	20
12.	Rent Collectors	4	20 (shared)
13.	Draughtsmen	6	42
14.	Printing Room	1	10
15.	General Office	8	30
16.	Chief Clerk/Secretary	1	10
17.	Photographer	1	10
18.	Dark Room	1	10
19.	Map Store	1	20
20.	General Store	3	20
	T O T A L	36	452

Toilet Facilities:

Each department will have :

For Males:-

2 Wcs,

3 Wall urinals

3 Wash hand basins

For Females:-

2 Wc's

3 wash hand basins

CHAPTER EIGHT

A. CLIMATIC AND PHYSICAL CONDITIONS.

Owerri lies on Latitude 5°29" and Longitude 7' 10" and has an altitude of 68.3m. It falls within the hot humid climatic zone of the Tropics. The most prominent characteristics of this climate are the hot sticky conditions and the continual presence of dampness. Air temperature remains moderately high with little variation between day and night. It seldom exceeds normal skin temperature. The two prevailing winds are: The dry North-East wind which is most prominent during the Dry Season and brings Harmattan with cooler mornings; the Wet South West wind which is dominant during the West Season, bringing rain and cloudy weather.

There are two distinct seasons.

a. The Wet Season: This covers the period March to October. Although no month appears to be completely free from rain, yet rain mostly falls within this period, sometimes for many days on end.

b. The Dry Season: It covers the period November to February and is characterised by cloudless sky and brilliant sunshine.

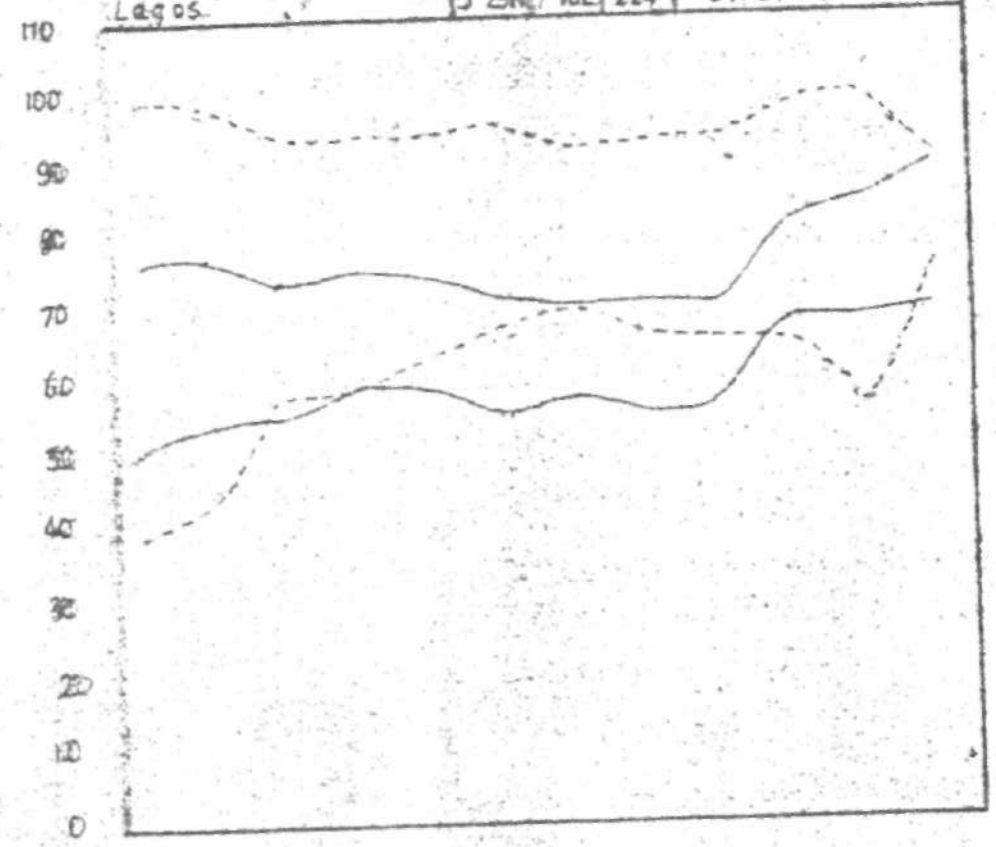
OWERRI

CLIMATIC DATA

day max & min temp in °F

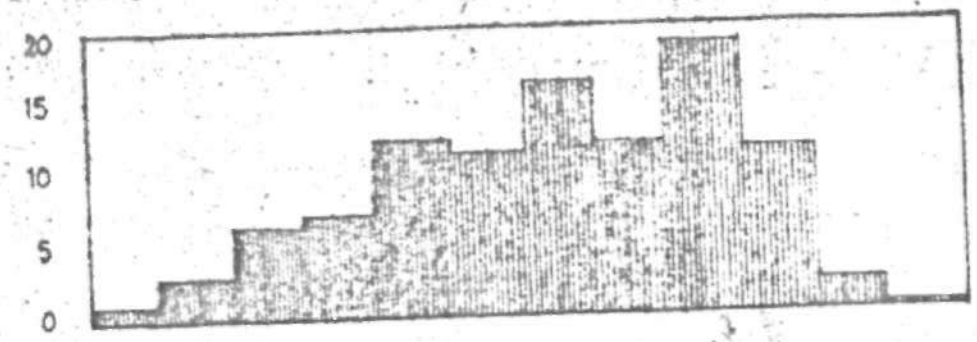
humidity in %

Source of data	Lat	Long	Height	Locality
Met Service HQ Lagos	5 29N	7 10E	224'	Owerri

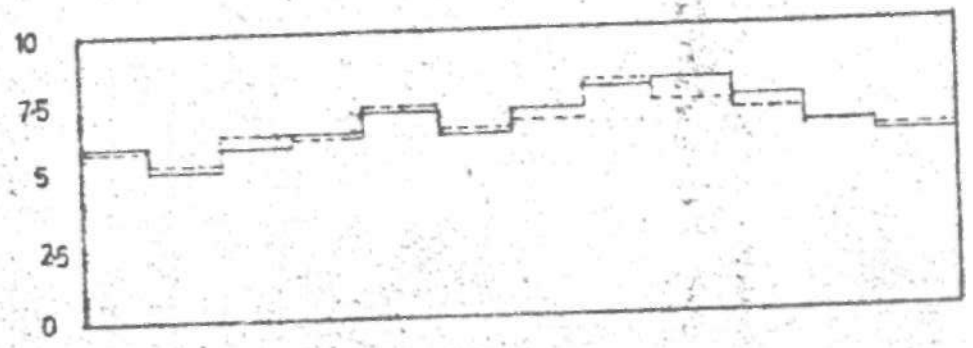


Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
No of recordings									7 yrs		

average rainfall in inch



cloud at (6.9 & 15) hrs in eights



Jan	Feb	Mar	Apr.	May	Jun.	Jul.	Aug	Sep	Oct.	Nov	Dec.
No of recordings									7 yrs.		

B. ORIENTATION

To ensure air movement, so vital to indoor confort, the building will have to be orientated in such a way that it catches the favourable air movement available, in this case, the South West wind. Doors and windows should be as large as possible to allow a free passage of air.

From the point of view of solar heat gain, the best arrangement would be to orientate the building with the long axis in the East-West direction.

A compromise therefore has to be found between the requirement for cross ventillation and those of protection against sunpenetration. Whereas the solar geometry cannot be changed, a skillful use of sun shading devices can change the direction of air movement. Where it is not possible to have open elongated plan shapes with a single row of rooms to allow cross ventillation, air conditioning is advocated. Specifically in this scheme, both system would be combined to supplement each other. With low rise building, orientation for wind is given priority; with high rise building the opposite is true.

C. AIR FLOW AND OPENINGS

Openings must be placed suitably in ralation to the prevailing breezes to permit natural air flow through the internal spaces at body level (up to 2m) and such openings

subject to other considerations should be large and fully openable. This must be delicately balanced against the need for protection from driving rain, insects, smells and noise.

Fig. ..... shows that in the absence of an outlet opening or with a full partition, there can be no effictive air movement through a building even in a case of strong wind.

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

D. NOISE CONTROL

OFFICES:

By the nature of equipments used, offices generate a lot of noise within them. The problem therefore is how to reduce the noise of various machines to a tolerable level. The following measures are to be taken.

1. Reduction of the noise at its source
2. Enclosing and isolation of the source of noise or the use of absorbent screens.
3. Seperation of noisy spaces from quiet ones, and placement of indifferent areas in between.
4. Placement of noisy equipment in the basement.
5. Reduction of impact noises by covering surfaces with resilient materials.

6. Reduction of noise in the space where it is generated by absorbent surfaces.

7. Reduction of airborne sound transmission by airtight and noise insulating construction.

8. Reduction of structure borne sound by discontinuity.

MULTI-PURPOSE HALL.

Ideal acoustics are unattainable in multi-purpose halls. However, the following measures would enhance the acoustic performance of the hall.

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

2. An apron stage will increase the value of the reflectors.

3. The rear wall must be absorbent.

4. A reverberation period of about 1¼ secs for average occupancy is a good compromise.

COUNCIL CHAMBER

1. A horizontal reflective ceiling over the seating area as low as reasonably possible is to be provided

2. The ceiling reflector should be extended to reflect sound into the public gallery and the gallery should not over hang the main seating area.

3. All walls should be absorbent to prevent delayed cross reflections.

4. The angles between walls and ceilings should be designed to prevent diagonal echoes.

5. The gallery wall and ceiling should be absorbent, and quiet floor finishes are essential generally

6. The reverberation period should be from ¾ to 1 second.

E. CIRCULATION

One of the cornerstones to a successful scheme is the clarity of circulation both within the buildings and without the external circulation is broadly divided into two:

a. Vehicular circulation

b. Pedestrian circulation.

a. Vehicular circulation and access within the entire park zone should as much as possible be restricted to the periphery. Direct vehicular link between one building and another should be discouraged and access to buildings is from the ring road that surrounds the park.

b. Pedestrian circulation should dominate the entire park in such a way that it forms the main network among buildings and their surroundings. The very nature of a park implies that an organic approach as opposed to a rigid pattern is the most logical in defining people's movements within the entire area. All the facilities - the library, the post office, town hall itself, drinking fountains etc - should be located along the major pedestrian routes. Additionally, people should be made to feel their way so to say among the plantings, - meandering among the plantings, coming into the open, catching a glimpse of the buildings and seating down on benches under shade to

chat with friends.

Internal Circularion

There is achieved in two ways:

a. Horizontal Circulation

b. Vertical Circulation

a. The horizontal circulation compricos corridors, lobbies and foyers of generous proportions. Corridors should be as short and limited as in practicable. On the other hand lobbies and foyers will be extensively used in those areas that handle big audiences notably the multi-purpose hall, council chamber and banquet hall.

b. Vertical Circulation made up of staircases and lifts should be grouped together or at least in close proximity of each other at such positions that they could be easily visible and accessible to the users. Lifts are recommended for those parts of the civic centre that exceed three floors in height. Staircases leading to public areas would be of generous proportions capable of handling the anticipated heavy traffic.

F. MATERIALS

The climatic conditions impose a lot of limitations on the type of materials that can be used in the walls, the roof and the finishes. Such a locally available material as timber can only be used effectively and conveniently in the interior because it is prone to damage by the excessive rain.

WALLS:

For the external walls, light panels and concrete are to be used. The partitions particularly in the offices should be as low and light as practicable.

PROOFS:

In tropical zones, these should be preferably be of light construction and the external surfaces should absorb as little solar energy as possible.

The provision of ceilings is highly recommended not only from the point of view of aesthetics but also because of the insulation provided by the resulting space between the ceiling and the roof.

FLOOR FINISHES:

Entrance Hall:

Requirements:

i. Good resistance to chipping and cracking.

ii. Resistance to abrasion.

iii. Ease of cleaning. Terrazzo is appropriate, so also is cork tile.

Multi-purpose Hall:

Requirements:

. The heavy and varied use demands a finish with the following qualities

i. Non - slippery

ii. Hard wearing and resilient.

iii. Easy to clean

iv. Durability

Here again, terrazzo is recommended.

Banquet Halls: All that apply to the multi-purpose Hall, apply here too.

Council Chamber and Committee Rooms.

In order to give this a dignified image because of its importance as the symbol of the civic life of the town, a high quality rug is recommended.

Offices: The restriction in the use of offices, demands less strict requirements as in public halls. A floor finish of linoleum or rubber tiles is appropriate.

Kitchen: Requirements: A finish is resistant to stains and corrosion. It should also be non slippery and easy to clean. Granolithic is good enough.

Lavatories: Ceramic tiles.

G. SERVICES:

Water Supply: The water requirements of the complex can be conveniently satisfied by the mains from the town supply.

Air Conditioning: It is anticipated that the entire complex should be centrally air conditioned. This will reduce the extra cost of installing individual air conditioners in different parts of the centre. Whether we accept it or not,

the tendency these days is for every office to demand air conditioner, the "cross ventilation" notwithstanding. This becomes more obvious when one takes into consideration, the extremely humid climatic condition of Owerri.

Electricity: The town has adequate electricity supply in the Nigerian context. However the anticipated central air conditioning demands that a standby generator is a necessity.

Sewage Disposal: A central sewage disposal is planned for the town. Meanwhile the WCs will be connected to the existing system that serves the neighbouring buildings.

Gas: The gas for the kitchen is supplied in cylinders since it (the kitchen) is the only part of the complex that needs it.

The interpretation of the objectives and conceptual ideas previously spelt out has resulted in a single complex - sculptural in composition, monumental in scale and yet inviting. It stands out clear on a platform 1.2m above the ground created by the parking lot on the basement. The complex on plan is made up of a rectangle with three circles on three of the corners each forming the centre of its own circle.

The higher wing comprises two eleven-storey cylindrical office towers one each to the Local Government and the Urban Council. These cylinders are cut across on the first and second floors by the lower wing to expose the cables on which the floors are supported. The resulting terrace is to be used for outdoor parties in fine weather. The offices are arranged in such a way that those most frequently visited by the public are placed on the lower floors while the more technically oriented departments occupy the upper floors. The last floor of each tower is occupied by the central air conditioning plant. To guard against direct sun penetration, the floors overhang and are integrated with the egg-crate shading devices giving the impression of a cylinder within a cylinder.

The lower wing is devoted to all the public functions. On the ground floor are the public lounge and the spacious entrance hall which gives access to all parts of the complex. The multi purpose hall occupying two floor heights cuts across two of the circles. The two floor Council Chamber is circular in form and is contained within a rectangle. All the ancilliary rooms associated with it namely the committee rooms, chairman's suite, banquet hall, members lounge are arranged round it with spacious foyers linking them. The roof light and interior finishes of the chamber lend grace and candour to this epitome of civic and town government. An increasing number of people are taking interest on the proceedings of council meetings. I have therefore provide

spacious public gallery arranged on two opposite sides of the council chamber. Special care has been taken to lend special character exteriorly to each of the main functions of the complex - the offices, the multi-purpose hall, the public lounge, the banquet hall - without destroying the link between them. Each could be identified easily from outside.

The plaza has been treated as a large, paved open space punctuated by cylindrical upstands, some serving as exits, others as light and air wells to the parking below. Sitting slabs are provided all around these cylinders. In recognition of the importance of the surrounding landscape, I have given serious consideration to developing it into a pleasant place where the citizens could seat in group or individually depending on the mood and reflect, chat, discuss or gossip. The plantings are arranged to follow this objective.

On the whole, the complex turns four different faces to the four roads that surround the green belt on which it is located.

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