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CERTIFICATE

This is to certify that this Thesis has been submitted in partial fulfilment of the requirements for the - award of the degree of Master of Science, Urban and Regional Planning.

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RESIDENTIAL PATTERNS AND SOCIAL INTEGRATION:

CASE STUDY IN KANO URBAN AREA

M. Sc. (U.R.P) Thesis

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ACKNOWLEDGEMENT.

It is a great pleasure to acknowledge my debt to all the members of staff, Department of Urban and Regional Planning, A.B.U., Zaria for the various contributions they have made in the preparation of this thesis. In particular, Mr. H.Y. Bedawi who gave some useful advise, especially at the initial stage of the work, and Mr. S.K. Kulshrestha for his constructive criticisms.

Special mention also must be made of Dr. Romaya, of Nottingham University whose short stay in the Department was most useful, Mr. K. Brown, Ibrahim, Modibbo, Yahaya Sagagi, Garba and all those who have in one way or the other have helped in the preparation of this thesis.

But above all, I am most indebted to the Management of Urban Development Board, Kano, for giving me the opportunity to attend the course.

K. T. Ahmed.

Zaria,
June, 1979.

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CHAPTER ONE.

1.0 INTRODUCTION.

As the provision of decent housing is one of the most basic needs of human beings, there is an increasing awareness among policy-makers as to the role housing can play in the psychological and physiological well-being of the residents. Planners and housers alike are not only interested in the provision of dwelling units - they are also interested in making the residential environment as a channel through which some social goals can be attained.

One of the most important roles the residential environment can play is providing 'a social setting in which contacys between different social groups can be made and grow into relationships that may diffuse tensions and increase the possibilities for sharing diverse experiences ... the residential environment is the setting in which a large proportion of a nation's social life takes place. If this environment is socially integrated, a nation has taken a large step towards overall social integration.[1] Housing is therefore one way through which social integration can be achieved.

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1. 'The Role of Housing in Promoting Social Integration', Department of Economic and Social Affairs, No. ST/ESA/72, United Nations, New York, 1978.

The concern among planners to design residential environment that can enhance the social life of the residents has for long pervaded the planning circles. The nature of city life - especially industrialized cities - characterized by non-personalization and increasing loosening of family ties, have prompted planners to think of residential layouts that can "recapture an organic" environment in which people will be integrated into communities on a residential basis.[2] The neighbourhood unit plan, which has received so much acclaim from planners, was a response to this. It is taken to mean the basic unit (both physically and socially) of residential development, where the necessary utilities, services and facilities are provided and the residents will in the main develop into a community without any form of segregation.[3]

This study is a theoretical approach towards understanding one aspect of the relationship between physical environment and social phenomena, namely, the issue of social integration. The study starts with an *a priori* assumption that social integration is a desired social goal in planning.

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2. Rosow, I.'The Social Effects of the Physical Environment'. Journal of American Institute of Planners, No. 27, May, 1961.

3. Vagale, L.R., Neighbourhood Planning: Critical Appraisal and Applicability in the Nigerian Context. Department of Town Planning, Technical College, Ibadan, Course Paper No. 2, Ibadan, Feb. 1969.

The study addresses itself to the role design as well as other factors plan in influencing human relations as regards one another. To test the role of spatial determinism as well as other related issues in community integration, threee physically - different areas with different types of residents are taken as case studies within the Metropolitan Area of Kano. It is hoped that the findings of the study will throw some light with regards the design and function of residential areas, with the social factor as the main variable.

The thesis is organised into four parts. Part one covers the Introduction, Literature Review, Aims and Objectives of the study, Conceptual Framework, Definition of some major variables, and the scope and limitation of the study.

Part two covers the Areas of Study and Methodology. Part three deals with the Findings of the Study, and Part four covers the Recommendations and Conclusion.

1.1 LITERATURE REVIEW.

The general concern of planners on the influence of spatial organisation is directed towards a more intensive and enduring forms of group life. Most studies focusing on the consequences of spatial organisation are concerned with its power to generate a sense of

community feeling through high level of interaction among the residents of that particular environment. Such a concern reflects one of the planners' major beliefs that through appropriate physical design, man's happiness and well-being can be enhanced.

Studies which have focused on the relationship between housing and health have amply demonstrated that improved housing conditions bring about improved physical well-being of the residents, especially in cases where the residents are relocated from sub-standard housing conditions to better one.[4] Poor housing has infact been directly related with some particular diseases. But although bad housing is often associated with poor health, this is because both these are generally secondary effects of poverty.[5]

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4. Chapin, S.F. 'An Experiment on the Social Effects of Good Housing' American Sociological Review, 5 (December 1940) pp. 868 - 869.

5. Shcorr, A., Slums and Social Insecurity, Washington, D.C. U. S. Government Printing Office.

The problem of relating the physical environment and the social and family relationships is the one that is difficult to ascertain. Though the subject has been receiving attention from different professionals, yet some confusion still abounds as to the nature and extent of the relationship.

Some studies have emphasized that an important relatiohship exists between design factors and social behaviour. Willmott, for example, has found that under certain conditions, the physical design influences social life. In their study at Degenham, London, he found that people living on cul-de-sacs and other shorter streets know more of each other than those on broader streets.[6]

Terence Lee, by asking housewives (in Cambridge, England) to draw a map of their own neighbourhood and to describe in detail their behaviour in the immediate environment, came up with a 'Socio-spatial schema' which proposes a representation of physical-social space.[7] Friendship and club membership is correlated with the physical span of the people.

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6. Willmott, P. The Evolution of a Community (London: Routledge and Kegan Paul, 1963).

7. Lee, T. 'Urban Neighbourhood as a Socio-Spatial Schema' Human Relations, Vol. 21, (1968) pp. 241 - 267.

His conclusion is that planning ought to be directed towards heterogeneous physical and social layouts.

Marc Fried's study at the West End of Boston concentrated on the social effects of slum clearance.[8] He interviewed families moved out of the slum, and overall, people were deeply touched by the move. The families had a spatial identity with their former place as well as an established social network which was destroyed during the relocation exercise. He made several practical suggestions about how to conduct urban renewal programmes, such that there will not be a sudden disruption of the social relationships of the people.

Close proximity of dwelling units in a residential area studied by Wilner, Et al, has resulted in an improvement in the social relationship between different races.[9] Harmony has increased, and opportunities for contact plus a favourable social climate has produced an improvement in relations between the residents. Another study has also pointed out that proximity affects friendship formation.[10]

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8. Fried, M. 'Grieving for a Lost Home' in Duhl, L.J. (ed): The Urban Condition, New York, Basic Books, 1963, pp. 151-171.

9. Wilner, et al. Social Pressures in Informal Groups, Standford Cal.: Standford Univ. Press, 19

10. Athanasion, R. and Yoshioka, S.A.: 'The Spatial Character of Friendship Formation'.

Studies like Kuper's, have clearly established that the factor most clearly influencing friendship formation was the physical distance between the front doors of housing units.[11] Also the orientation of doors was found to be the determining factor in friendship formation.[12] Those sharing sidewalks were most likely to know others whose front doors looked out on that side-walk.

But there are some impirical studies done that have found little or no relationship between the physical environment and the social life of the residents. Gans has argued that even though propinquity of the dwelling units is important in social interaction (since it establishes visual contact among the people), yet this does not determine the intensity or quality of the relationship.[13] In order for people in a residential area to develop a sense of community, homogeneity in the composition of the residents is needed. People within the same socio-economic class will mix much more freely than people with a heterogeneous background. That is why

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11. Kuper, L., Blue Print for Living Together' in Kuper L. et al., Living in Towns London: The Crosset Press, 1953.

12. Caplow, T. and Forman, R.: 'Neighbourhood Interaction in a Homogeneous Community'. American Sociaological Review, 15 (June 1950) pp. 357 - 366.

13. Gans, H. 'Planning and Social Life', Journal of American Institute of Planners, vol. 27, May, 1961.

Gans said that a planner has a limited influence over social relations through the manipulation of the environment. Though the site planner can create propinquity, he cannot determine the quality of the relationship. This depends on the characteristics of the people. In another study, Gans differentiated the potential environment from the effective environment.[14] The potential environment is the one created by the planner and they way it is being used makes it an effective environment. He streesses the fact that the physical environment is important to people only if it affects the social system of those who use it.

Festinger, et al, have indeed found that the homogeneity of residents has proved to be an important factor in friendship formation. Studying two identical housing projects but occupied by two different sets of people, community feeling and social integration was much higher in the area where the residents formed a fairly homogeneous group in terms of values and interests.[15]

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14. Gutman, R.'Site Planning and Social Behaviour', Journal of Social Issues, Vol. 22, 1966.

15. Festinger, et al: Social Pressures in Informal Groups, Standard, Cal.: Standford University Press, 1950.

Gutman made a summary of various connections between site plan and human behaviour, and at the end put the question: how does the spatial arrangement of the dwelling units influence the residents?[16] Though he has cited many impirical researches that have shown a weak link between social life of residents and the environment, he is only willing to conclude that designers ought to explore the mechanisms through which social organisations and physical design can better be related.

The theory of 'architectural determinism' has been questioned by a number of writers, notably Broady. According to him, the theory 'asserts that architectural design has a direct and determinate effect on the people's behaviour.'[17] He came up to two conclusions. One is that architectural design does not shape human activity, but it complements it, therefore planners should strive to build an environment that is able to meet known and predictable activities as conveniently as possible.'

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16. Broady, M. Social Theory in Architectural Design, in Gutman, R. (ed) People and Buildings, Basic Books Inc., New York, 1972, p. 174.

17. Ibid., p. 183.

The second conclusion is that physical design should be considered more carefully with other factors that contribute to make up the total environment. Social objectives should guide the designer when shaping the environment.

The complex nature of the relationship between man and his environment is evident from the diverse conclusions of the different works cited above. There are many studies addressed to the problem, yet there is no comprehensive framework within which research on different facets of the question can be coordinated and comparative studies implemented. Such a state of affairs does not give a planner a concrete criterium on how to go about designing a residential area for specific type of residents. As Buttermer commented, 'the multi-displinary research effort cannot as yet claim any unifying conceptual structure, nor has it a common language for interdisplinary effort'.[18]

The field of environmental perception is presently attracting a lot of attention. For example Lynch has studied the ways urban dwellers attach different meanings to different physical objects.[19] Coming nearer home, Gihring's study in Zatia provides an idea

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18. Buttermer, A.: 'Social Space and the Planning of Residential Areas' Environment and Behaviour, Vol. 4, 1972.

19. Lynch, K. Image of the City: The M.I.T. Press Cambridge, 1960.

into the differences in perceptions of the environment held by people of different cultures.[20] He found out, inter-alia, that Nigerian subjects, as against their European counterparts, place more emphasis on places of human activities rather than physical ones.

Unfortunately there is not much impirical study into the subjects under study here in Nigeria, and this is a major limitation on the study.

1.2 FORMULATION OF BASIC ASSUMPTIONS.

Following the literature review, the following assumptions are formulated with regard to social relationship in residential areas. They are meant to guide the study, and the findings of the study will be used to test these assumptions. There are:-

1. The degree of social integration within a residential environment does not have to be along socio-economic characteristics only.
2. Human interaction in an area is affected by the physical design.
3. The quality of an environment in terms of planning standards is not necessarily co-terminus with the quality of social relationships of the residents.

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20. Ohring, T.: Synomorphy, and the Application of the Behavioural Sciences to the Urban Planning Process. Unpublished Ph. D. Thesis, Department of Urban and Regional Planning, A.B.U., Zaria, July, 1977.

4. Residential area preference is a function of many variables, not only status level.

1.3. CONCEPTUAL FRAMEWORK.

The research efforts are geared towards identifying the most important factors that bring about people together within a residential area.

The most important variables identifified are:

Physical Elements:

1. Layout Design (which determines propinquity of the dwelling units).
2. Building Type.
3. Accessibility.

Elements of Social Relationship are:

1. Composition of residents (whether homogeneous or heterogeneous).
2. Beliefs.
3. Membership to social organisations.
4. Visits.
5. Attendance of social functions e.g ceremonies.
6. Borrowing/Lending of Household items.
7. Relationship with neighbours.
8. Consultation with neighbours on personal matters.

9. Having Dan'uwa (relative) in the area.

10. Consultation with neighbours.

Related Variables are:

1. Length of stay within the area.

2. Density.

3. Vehicle ownership.

4. Level of income.

5. Level of Western Education.

The major guiding concepts of the study are:-

1. Social Intergration- this is generally regarded as the fitting together of individual units in a society to constitute a whole. In this study, social integration is referred to interactions and activities carried on between the people of a defined environment. Its indices are spelled out in the section dealing with Methodology.

2. Residential Patterns:- For this study, this refers to types of layout design with its characteristics e.g road-network, footpaths, housing types, open spaces, etc.

1.40 AIMS AND OBJECTIVES.

The major aim of the study is to look into the social relationship of the residents of the study ateas in Kano, with a view of providing an insight into one of the problems facing the planner in the design and function of residential areas in relation to the issue of social integration.

The objectives of the study are:-

a. To determine the level of social integration in each of the areas under study.

b. To look into the factors that contribute to social integration, especially the role of social structure and layout design.

c. To determine the preferences of residents of the study areas in terms of housing environment

d. To suggest some planning guidelines for housing development, considering the need for social integration.

1.50 SCOPE AND LIMITATIONS.

Three important limitations faced this study. The first one was the inability to get some materials, especially the aerial photographs of the areas of study. All efforts to get them proved abortive as the company in charge of the job in Kano (Kenting Africa, Ltd.) had returned the negatives to Federal Department of Surveys, Lagos as they were instructed, and to get the negatives from Lagos is near impossible within the time limits due to the cumbersome nature and cost of the procedure. This meant that the residential patterns of the areas could not be shown in real details. But it is hoped that the available maps and other graphical materials used would be enlightening enough.

The second limitation was the breakdown of the Computer. This meant that the sophisticated and reliable factor analysis and zero rank correlation methods could not be employed to establish more concrete relations between variables. So only the frequencies (in percentages) and the cross-tabulations could be used. But these figures should be sufficient to provide the basis for conclusion .

The third problem encountered was related to lack of time. This limited the scope of the study.

The scope of this work is limited to establishing some theoretical basis for social integration in residential areas, identifying preferances of residential areas as well as housing type preferances, and then making some recommendations. The study is not exhaustive in itself, as residential area studies are continually being improved by more researches.

CHAPTER TWO.

2.10 METHODOLOGY.

Since the central focus of the study is to explore those forces that bring about people together within specific residential areas, the main methodological purpose is exploratory. However, the type of information needed is descriptive in nature, and this is used for prescriptive purposes in future residential area design. As such the methodological purposes are descriptive and prescriptive as well. Case studies are used as a method of study.

Two basic techniques of data collection were used. The first was direct observation of the areas of study, especially their physical characteristics. The second is the socio-metric method, using a questionnaire format. This method is the most commonly used for this type of study.[1] The questionnaires were administered on the respondents in the selected sample, and the responses were recorded by interviewers (field workers) who are all conversant with basic research methods. Also informal interviews were carried out in the course of data collection with some respondents.

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1. Jahoda, et al; Research Methods in Social Relations, Methuen and Co. Ltd., London, 1969,

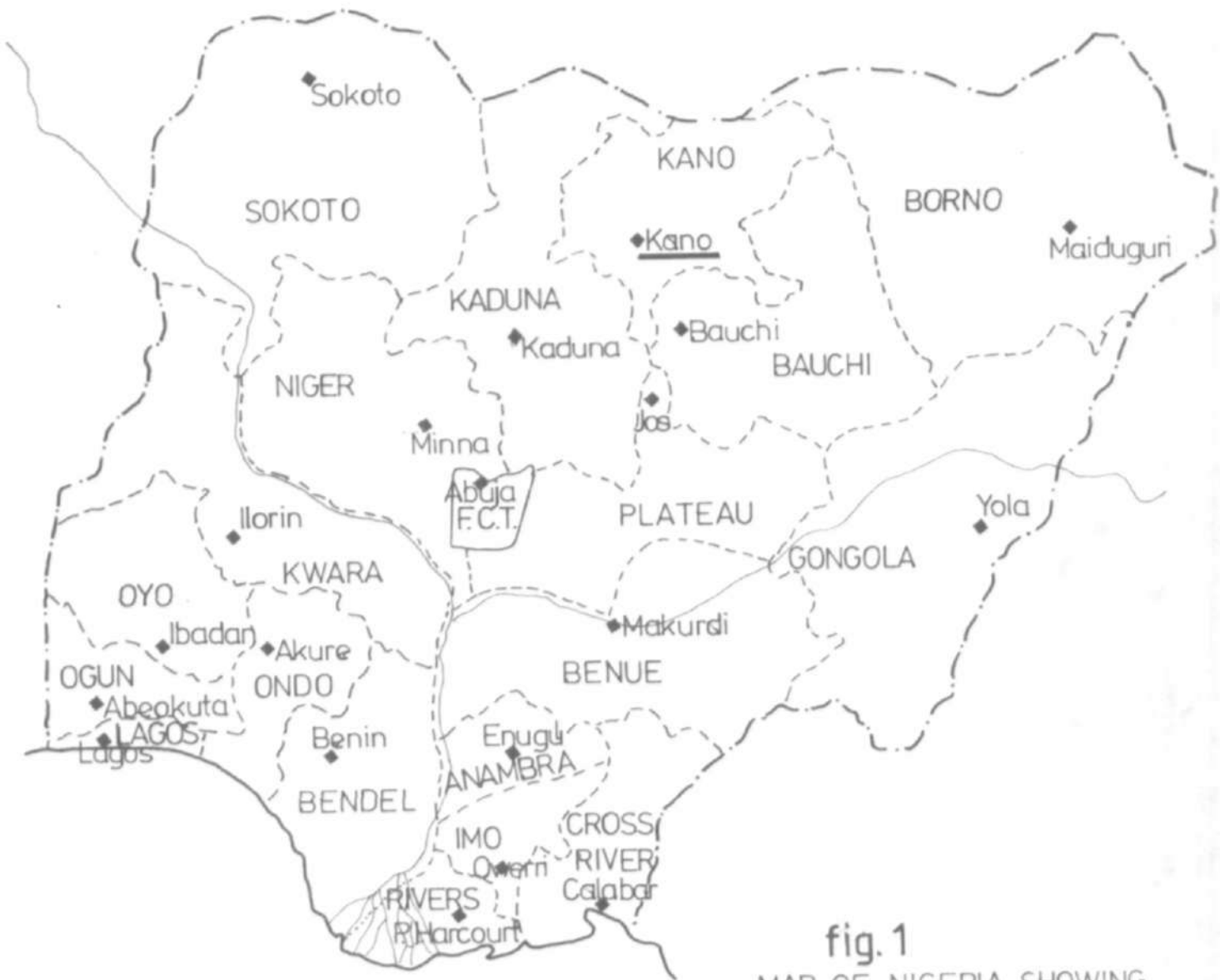


fig. 1

MAP OF NIGERIA SHOWING THE POSITION OF KANO

Three areas within Metropolitan Area of Kano were taken as case studies. The first is Durumin Iya, located within the traditional area; the second is a section of the oldest part of the Government Reservation Area of Nassarawa, while the third one is the first phase of the Kundilla Housing Estate.

The criteria for the choice of areas are:-

(i) Differences in the residential patterns of the three areas are well-marked. In the city, the development is organic and compact; in the G.R.A. there is low density and the houses are in detached form, and in Kundilla the plan is grid-iron, with houses in rows and facing open spaces.

There are also differences in housing styles. In the city the compound type dominates. in the G.R.A. it is the bungalow type, and in the Kundilla Housing Estate the patio style of housing is obtained.

These physical characteristics are sought in order to help in identifying the role of design factors in influencing social integration.



KANO - SHOWING STUDY AREAS

fig 2

1:50000

(ii) Another criterium used is the choice of the study areas was the differing types of residents. In the city the people are culturally homogeneous but in socio-economic terms of the population is heterogeneous. In the G.R.A. the residents are homogeneous in socio-economic terms but are of diverse cultural backgrounds. In Kundilla the residents are relatively of the same socio-economic group but of different ethnic background. The logic here is to see whether it is these differences that provide the basis for the variation in the level of social integration among the residents.

/[illegible]since some degree of residential immobility is needed in order to have stronger social ties, it was seen that most of the respondents in the study areas have spent at least five years in the respective areas.

Sub-sections of the areas under study were taken and administration of the questionnaires covered the whole sub-sections. This is so because it is felt that since case study is being used it is much better to do an intensive study of a smaller areas rather than the extensive and superficial survey method.

The breakdown of the respondents is as follows:-

City - 176 or 10.1% of the total houshold heads of Unguwa.

G.R.A. - 116 or 13.6% of the total household heads of that section of the G.R.A.

Kundilla - 136 or 11.7% of the total household heads of the area.

The criterium used to get the figures is the relative total study population of each area. The household heads were used as study population.

The administration of the questionnaire was done during the Christmas break, and later additional ones were administered to reach the target figure. The time used for the administration was mostly in the evenings, and the week-ends were used extensively. And those respondents who were deemed to be educated enough were handed in the formats and with a few instructions filled them themselves.

The questionnaire format is divided into four sections.

A - Household characteristics - here personal variables of the respondents that were recorded include age, sex, tribe, level of Western Education, etc.

B - Length of residence within the area.

C - Social relationship among residents - here responses sought from respondents include neighbourliness, friendship formation - especially in proxemic terms, etc.

D - Physical characteristics include elements of design as well as housing.

All the variables represented in each section are expressed in the questionnaire (see Appendix).

To measure the concept of social integration, two indices were used:-

(a) Neighbourliness - defined as the degree to which pwople with each other, and it is measured by-

i. participation in the social activities of neighbours.

ii. frequency of visits to neighbours.

iii. exchange of items with neighbours.

iv. consultation with neighbours on personal matters.

v. how people know their neighbours.

(b) Area integration - defined as the type of relationship binding people of the same locality, and this is measured by -

i. Whether one has relative (dan'uwa) in the same locality.

ii. Where the respondent's three best friends live.

Measures of these variables are expressed in the questionnaire.

The data gathered was fed into the computer, and frequencies and some cross-tabulations were made in order to draw inferences. However, the breaking down of the computer precluded further programmes.

The data obtained has been expressed in tables and graphs wherever possible.

2.20 AREAS OF STUDY.

The threee areas for this study are all located within the Metropolitian Area of Kano (Fig. 2). The justification for the choice is given in the section dealing with methodology. These areas are:-

Durumin Iya - Kano City:

The ancient city of Kano is one of the most historic towns in Hausaland, and its development dated several centuries ago. Since the historic Trans-Saharan trade, the town still maintains a strong commercial position in the country.



fig 3a
Durumin Iya
Kano City

As is typical with other Hausa towns, Kano City developed organically over the years. The main feautures of the city are the Emir's Palace, the City Wall and its gates, the Kurmi Market, the Friday Mosque and the Dalla and Goron Dutse hills.

Physically, the development is compact, with narrow alleys leading compounds, and often terminating at dandalis. The dandali (or open space) is the public gathering place and the social and commercial hub of any particular unguwa. Not only does the dandali provide an arena for public gatherings but it is used for social activities like ceremonies and meeting place for friends. Also located within the vicinity of any dandali are a mosque, koranic schools and cornershops.

The housing type that prevails in the city is the compound type whereby one dwelling unit ccomodates one household that can have more than one family all drawn from a common lineage. The houses are mainly made in traditional Hausa architecture, and in aesthetic terms, some of them provide a fascinating view. A dwelling unit, or gida, is made up of soro (the room at the entrance of the house that is used for receiving visitors), an open courtyard, bedrooms, latrines and a wall enclosing the compound (see. Fig.4a).

The wall built around the house is a manifestation of the socio-religious custom which calls for privacy on the part of the married women.

Administratively, the city is divided into four sections known as Fuskar Arewa, Fuskar Yamma, Fuskar Kudu, and Fuska Gabas, each under a Wakili. Each section is composed of a number of socio-spatial units known as unguwanni. An unguwa comprises of a number of residential units, and it is administered by maiunguwa, or ward-head. To the residents of a particular unguwa, there is a clear mental picture of its socio-spatial dimension.

The majority of the people living in the city are Muslims of Hausa - Fulani origin, there are people from other parts of Nigeria who have settled in the city. People of different socio-economic classes live side by side, and there is no evidence of residential segregation along class lines in the city.

The area selected for the study from the city is Durumin Iya, situtated on the eastern side of the Emir's Palace and behind the Prison Yard (Fig. ea). The area typifies other sections of the city in both physical and social sense. The residential pattern of the area is shown in Figure 3a. One major roads running north-south cuts through the area, but the main accessibility system is



fig 3b
A section of G·R·A· Kano
SCALE 1:800

pedestrian. Major footpaths lead from the road to open spaces and compounds. There are mosques and corner shops located near each of these dandalis.

The development is dense here, with a gross density of about 187 people per hectare. The compounds are close to each other and often sharing common walls.

According to the sample, 65.5% of the residents are employed in the public sector. The rest are self-employed (21.2%) and privately-employed (9.6%) (Fig. 5).

The majority of the people have received some form of western education. For example 71.2% of the respondents have at least a primary school education (Fig. 5).

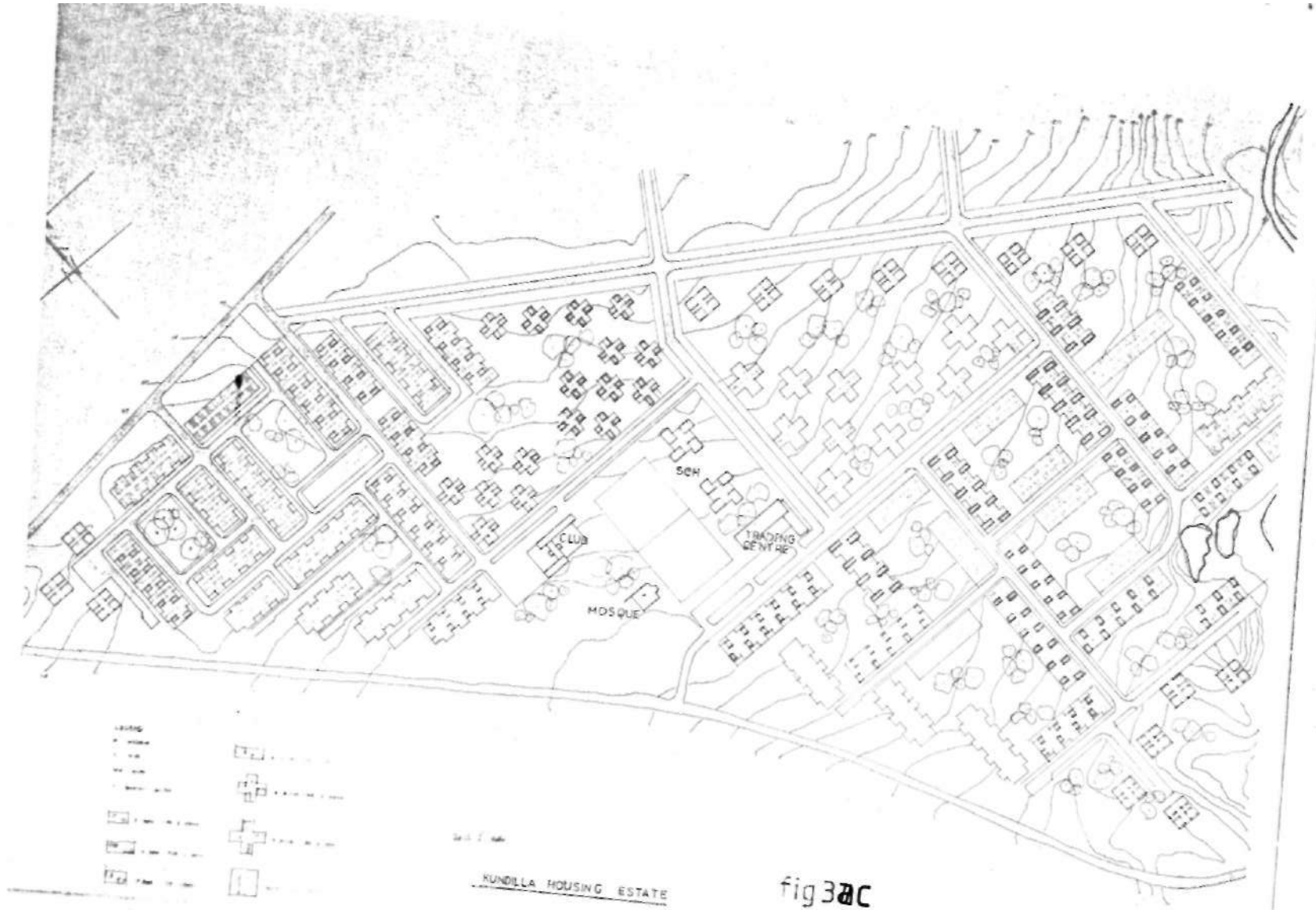
Government Reservation Area:

It is situated on the eastern side of the city (Fig. 2) and its development as a residential area has its roots in the colonial administration when the British came in the first decade of the C20th, they established an out-post near the present Government House, and as the colonizers believed in residential segregation, they developed the area into

an exclusive residential zone. Development started spreading northwards until now when the whole area is almost merged with Gwagwarwa on the north, and with Dakata, Gigiryu, and Tarauni villages respectively.

The area is of very low density development (about 13 pph) and the layout design is typical of suburbs: long and wide streets, houses in detached form and all accessible to motorable roads. In aesthetic terms, the area is visually monotonous because there is virtually little visual relationship between the vertical plane (formed by the home facades) and the horizontal planes (formed by the roads). Houses stand back and on some streets the houses are visually hidden from the road by trees and hedges.

Most of the residents here are mainly senior civil servants and company executives with high income level and high level of western education (Fig. 5 and 6). There is a large proportion of foreigners, especially those of European descent (Fig. 7.).



KUNDILLA HOUSING ESTATE

fig 3ac

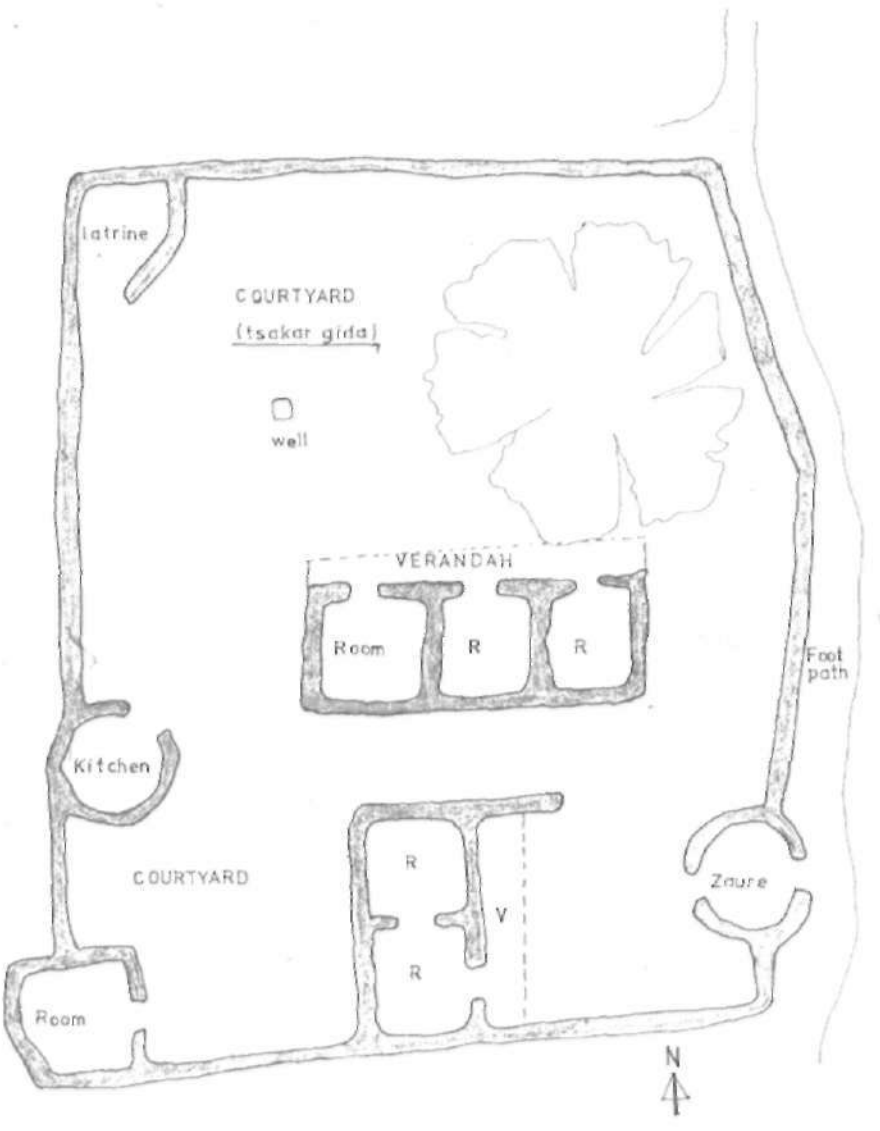
1:3600

Kundilla Housing Estate:

This is one of the housing estates established under the Federal Governments Low Cost Housing Scheme in 1972. The area selected for the study is the oldest section of the Estate (Phase I). It is located along Kano-Zaria roads on the southern side of Gyadi-Gyadi area. The design of the layout has certain elements of neighbourhood planning e.g the houses on fours sides facing an open space (Fig. 3c).

The dwelling units are in patio style - an attempt has been made to fuse in traditional elements (e.g open courtyard) in the design (Fig. 4c).

Most of the residents here belong to the middle and low income groups with heterogeneous background as regards religious and ethnic ties (Fig. 5, 6 and 7).



CITY HOUSING TYPE

FIG 4a

CHAPTER THREE.

3.10 Elements of Social Integration:
Residential area studies dealing with the interaction of the residents use some forms of human contact to measure the level of integration. It is a combination of scores along the variables identified that is used to designate an area as socially integrated or not.

Social integration can, of course, be either along class lines or ethnic/religious lines. Segregation along any of these lines is undesirable and as a national goal an integrated society is always aimed at by planners and policy-makers alike.

This chapter discusses briefly:-

1. findings related to the elements of social integration.
2. factors identified contributing to the social integration.
3. residential area preferance.
4. housing type pfeferance.
5. other related findings.

3.11 One of the indices taken for social integration is the degree of neighbourliness among residents, whose existence designates the development of social intercourse and a feeling of togetherness.[1]

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1. Campelman, G. 'Some Sociological Aspects of Mixed-Class Neighbourhood Planning'. Sociological Review, Vol. 43, 1951.

Five variables are used as measures of neighbourliness:-

(a) Participation in social activities of neighbours.

(b) Frequency of visits to neighbours.

(c) Exchange (borrowing/Lending) of items with neighbours.

(d) Consultation with neighbours.

(e) How people know their neighbours.

High scores along the five variables (over 60%) signifies intimacy, and thus a positive measure of social integration, and low scores signify the opposite.

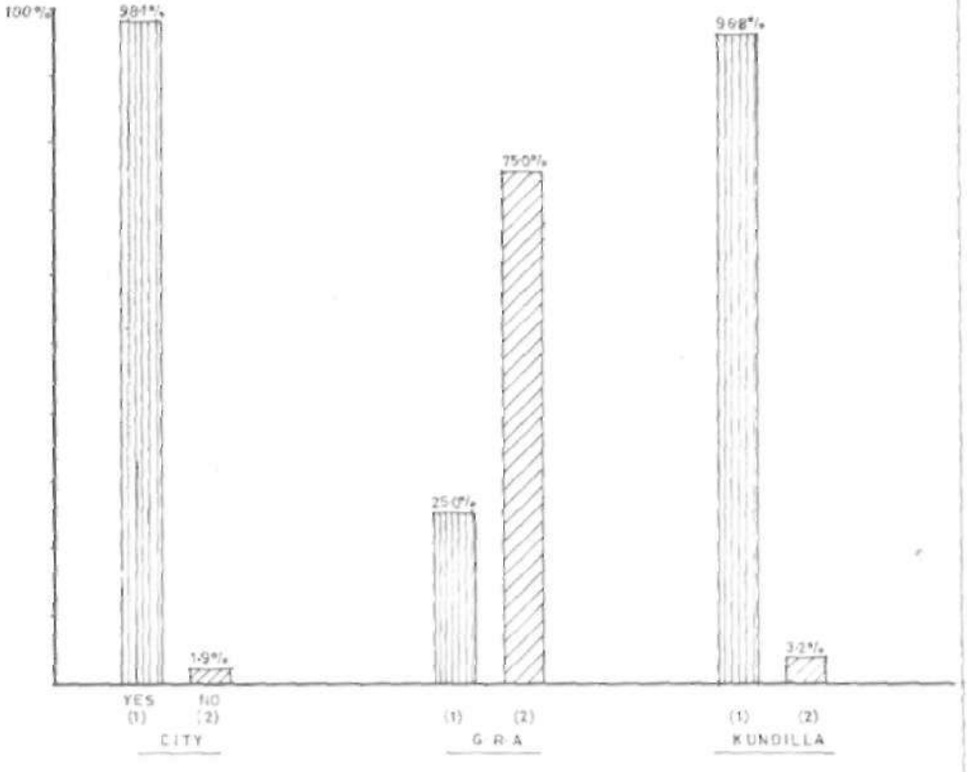
(a) Participation in Social Activities:

According to the findings, 98.1% of the respondents in the traditional area take part in the social activities of neighbours. This includes mainly ceremonies e.g marriage, naming ceremony, etc. In the G.R.A. the figure is 25% and in Kundilla it is 96.8% (Fig. 9).

TABLE ONE: PARTICIPATION IN SOCIAL ACTIVIES OF FELLOW

	CITY	G.R.A.	KUNDILLA
Yes	98.1%	25%	96.8%
No	2.9%	75%	3.2%

Source: Field Survey, December, 1978.



X_{24} = PARTICIPATION IN SOCIAL ACTIVITIES

fig 9

The second variable, i.e frequency of visits, follow the same pattern. 84.3% of the respondents in the traditional area visit their neighbours often, while it is 8.4% for the G.R.A. and 67.7% for the Kundilla respondents (Fig. 10).

TABLE TWO: FREQUENCY OF VISITS.

	CITY	G.R.A	KUNDILLA
Often	84.6%	8.4%	67.7%
Sometimes	11.5%	45.8%	32.3%
Rarely	3.9%	45.8%	0.0%

Source: Field Survey, December, 1978.

(c) The third variable examined is to measure the extent to which respondents borrow or lend out household items from their fellow neighbours. It is felt that intimate neighbours will engage in borrowing or lending of some house-items, or call for mutual assistance when the need arises. For this the following responses were recorded:-

TABLE THREE: BORROWING/LENDING.

	CITY	G.R.A.	KUNDILLA
Yes	71.2%	0.0%	67.7%
No	28.8%	100%	32.3%

Source: Field Survey, December, 1978.

Respondents in the city participate more in borrowing/lending, followed by Kundilla ones, and lastly by those in the G.R.A. where none of the respondents borrows or lends our item from other residents (Fig. 11).

(d) On whether residents consult neighbours when they have personal problems, the following responses were recorded:-

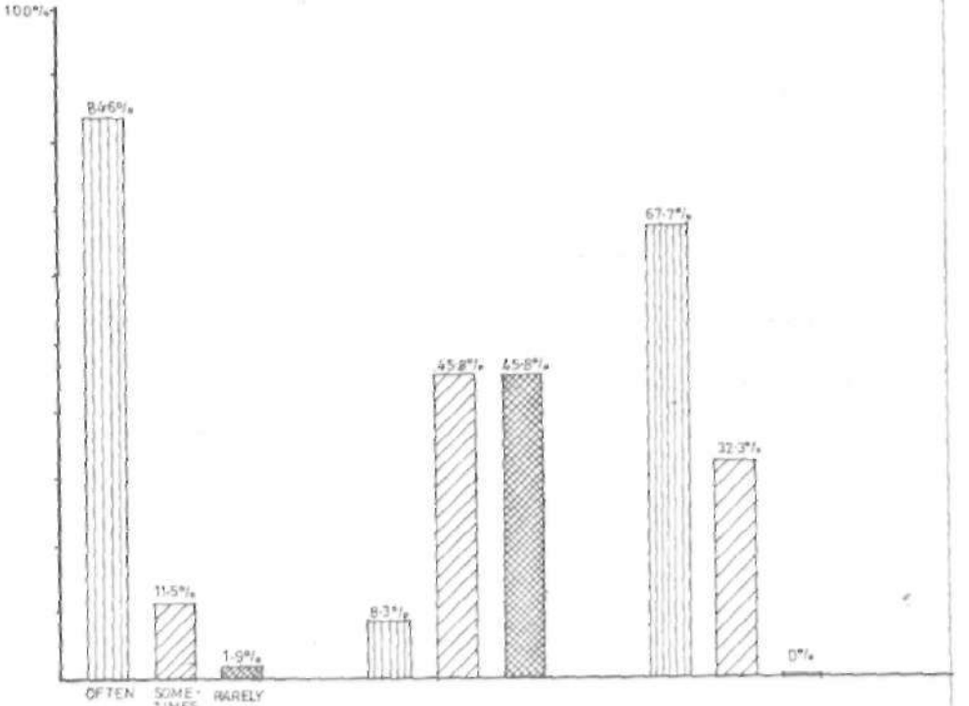
TABLE FOUR: CONSULTATION WITH NEIGHBOURS.

	CITY	G.R.A	KUNDILLA
Yes	88.5%	12.5%	51.6%
No	11.5%	87.5%	48.4%

Source: Field Survey, December, 1978.

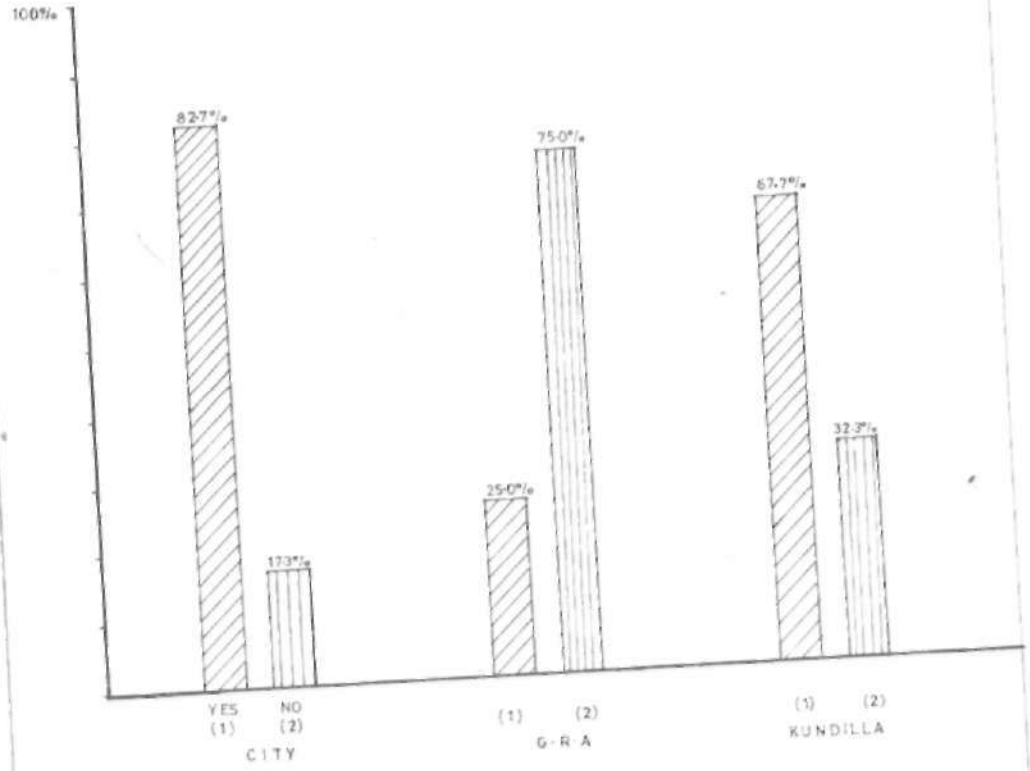
Also here the responses follow the same pattern. In both city and Kundilla people consult more with their neighbours (Fig. 12.)

(e) The fifth variable is to find out whether respondents know their neighbours in an intimate way: by their name, face, tribal affliation and by religion. 96.2% of the respondents in the city know their neighbours by all of these ways, while the corresponding figures for G.R.A. and Kundilla were 16.5% and 80.00% respectively.



X_{25} = FREQUENCY OF VISIT

fig 10



X_{20} = BORROWING OR LENDING

fig 11

TABLE SIX: HAVING DAN'UWA IN THE AREA.

	CITY	G.R.A	KUNDILLA
Yes	71.2%	00	19.4%
No	28.8%	100%	80.6%

Source: Field Survey, December 1978.

All the variables measured have shown a consistent pattern in the three areas: more neighbourly activities in the city and Kundilla, and less in the G.R.A. It is then proper to try to identify the factors contributing to this situation.

3,20 FACTORS CONTRIBUTING TO SOCIAL INTEGRATION.

3.11 The Influence of considering the above factor arises from the fact that one of the areas of study, the traditional area - is an old settlement, and several studies have noted the influence of kinship structure in holding people together.[1]

Two variables were used to measure this. The first one is whether a person has a relative within the locality, and secondly whether he was born in the same area he is presently living. It is felt that people having blood relations in the area and born there will have a higher sense community.

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1. Willmott, P. and Young, op. cit.

The findings have revealed that in the traditional area over 70% of the respondents have relatives in the same locality, while only 19.4% and 0% was recorded for Kundilla and G.R.A. respectively (Fig. 14). Also 55.8% of the respondents were born in the same locality, by none in both Kundilla and G.R.A. (Fig. 15).

To a large extent the strength of the kinship system has contributed to the compact development within the city. The extended family system whereby peoble of the same lineage live in the same compound means that residential mobility is very low indeed. Moreover there are the obvious advantages when people are within the physical reach of their relatives (e.g material help).

The cultural homogeneity existing within the city is probably the most influential factor in bringing people together, but this cannot be applied to the G.R.A. or Kundilla.

3.22 The Influence of Spatial Organisation:

As a testing ground, the three areas chosen for the study differ markedly in terms of their physical design: in the traditional area, the design is organic amd compact, and the people have adapted well to it, in the G.R.A. where the houses are in detached form and spread over long and wide streets, each resident is 'drawn' to his house, while in Kundilla the houses are in rows and the neighbours share common wall, with front doors close to each other. Spatial propinquity of houses is therefore very close in both city and Kundilla, but not in the G.R.A.

Respondents were asked as to whether the type of environment they live in facilitates or acts as a hinderance to their meeting others within the same locality, and the majority of them in the city and Kundilla answered that this facilitates interaction with fellow resients, but in the G.R.A. most of them said that it is a hinderance.

TABLE SEVEN: DO YOU THINK THE TYPE OF ENVIRONMENT YOU ARE LIVING FACILITATES/HINDERS YOUR MEETING YOUR NEIGHBOURS?

AREA	YES	NO	DON'T KNOW
City	87.3%	1.2%	11.5%
G.R.A.	79.1%	16.7%	4.2%
Kundilla	87.1%	3.2%	9.7%

Source: Field work, December 1978.

Observation of planned or large housing development appears to have established that people who reside closest to each other in terms of distances, physical orientation, or accessibility, tend to become or form closely knit social units. Festinger's study at Westgate confirmed that friendship formation was directly related to physical distance. Also Form and Whyte have established the spatial character of social interaction.[2] Of course, some of these studies have not considered variations in status of life-styles variables, and it is not evident how much this might be due to similarity or relevant social variables. But Whyte's study, in

2. Form, W.: 'Stratification in Low and Middle Income Housing Areas', Journal of Social Issues, Vol. 7, 1951, pp. 116 - 120.

particular, is authentic enough to establish a concrete evidence of the influence of distance in human interaction.[3]

Within the confines of this study, the nature of the physical layouts of the three areas makes the role of design factors on sociability of residents obvious. Within the traditional area, even the narrow alleys leading to the dwelling units is enough to necessitate contact between the residents. In the Kundilla Housing Estate where the houses share common walls and face a common space visual communication is highly enhanced. Infact it is generally believed that residents in a new layout after look for friendship on the basis of path of least resistance often follow spatial pattern.[4] But in the G.R.A. the houses are physically separated and their orientation is such that access to them is possible only from the main roads. Visual communication is therefore difficult. Many respondents said that they hardly see their neighbours except from a distance - and even this comes only on few occasions only.[5]

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3. Whyte, H.W., The Organization Man, Garden City, New York, Daoubleday, 1957, p. 366.

4. Shulman, J. 'Mutual Aid and Neighbouring Patterns: The Lower Town Study: Anthropoligical, vol 9 (1967) pp. 51-60.

5. Informal Discussions during the field work.

Accessibility system plays a major role in the interaction process. In the traditional city, dwellers come face to face with each other through the narrow and winding alleys, and there is no vehicular traffic interruption. In the G.R.A. the movement system is mainly vehicular and there are no defined sidewalks, therefore interaction is stiffled on movement system. Also whereas in the traditional area and Kundilla respondents find it easy to identify where they meet others, it is not in the G.R.A.

But the above discussion does not mean that 'Spatial determinism' affects social integration in a cause-effect type of relationship. What it does is to complement it.[6]

3.23 Influence of Western Education:

It is generally regarded that the attainment of higher western education would affect one's values and association with other people i.e people would tend to associate more with those of their own educational standards.

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6. Rapoport, A. 'Some observations Regarding Man Environment System'. Architectural Research and Teaching, 4, 1971.

The different levels of education of the respondents is given in Table Eight.

TABLE EIGHT: LEVEL OF EDUCATION OF RESPONDENTS (in %)

	City	G.R.A.	Kundilla
School Cert./ Primary	28.9%	4.2%	29.1%
Post-primary	34.6%	8.3%	32.3%
Graduate/ Equivalent	7.7%	79.3%	29.0%
Other	28.8%	8.5%	9.7%

Source: Field Work, December 1978.

There are more people of higher education in the G.R.A. than in the other two areas, followed by Kundilla, and lastly the traditional area.

Cross-tabulation between education and the elements of social integration has not established a relationship in all the areas, even in the G.R.A. where it was expected that the educational standards of the majority of the respondents would make them socially cohesive (Table 9).

OF SOCIAL INTEGRATION.

CITY	Participation in Social act			Exchange of Items			Consultation with Neighbours			Frequency of Visits			
	Yes	No	Total %	Yes	No	Total %	Yes	No	Total %	Often	Some-times	Rare	Total
Sch. Cert.	98.0	2.0	100	86.4	13.6	100	81.0	19.0	100	81.6	19.4	0.0	100
Post-Prim.	98.1	1.9	100	80.0	20. 0	100	85.0	15.0	100	82.0	18.0	0.0	100
Grad. Equiv.	98.0	2.0	100	81.0	19.0	100	88.1	11.9	100	81.0	19.0	0.0	100
G.R.A.													
Sch. Cert.	0	100	100	12.1	97.1	100	15.0	85.0	100	8.0	19.4	72.6	100
Post-prim.	1.2	98.8	100	11.0	89.0	100	12.3	87.7	100	6.3	14.7	77.0	100
Grad. Equiv.	0	100	100	9.4	90.6	100	12.0	88.0	100	5.0	16.0	79.0	100
KUNDILLA													
Sch. Cert.	71.0	29.0	100	74.0	26.0	100	64.1	35.9	100	64.1	35.9	100	100
Post. Prim.	64.4	35.6	100	70.1	29.9	100	66.0	34.0	100	61.8	38.2	100	100
Grad.Equiv.	74.9	25.1	100	73.8	26.2	100	70.2	29.8	100	72.0	28.0	0.0	100

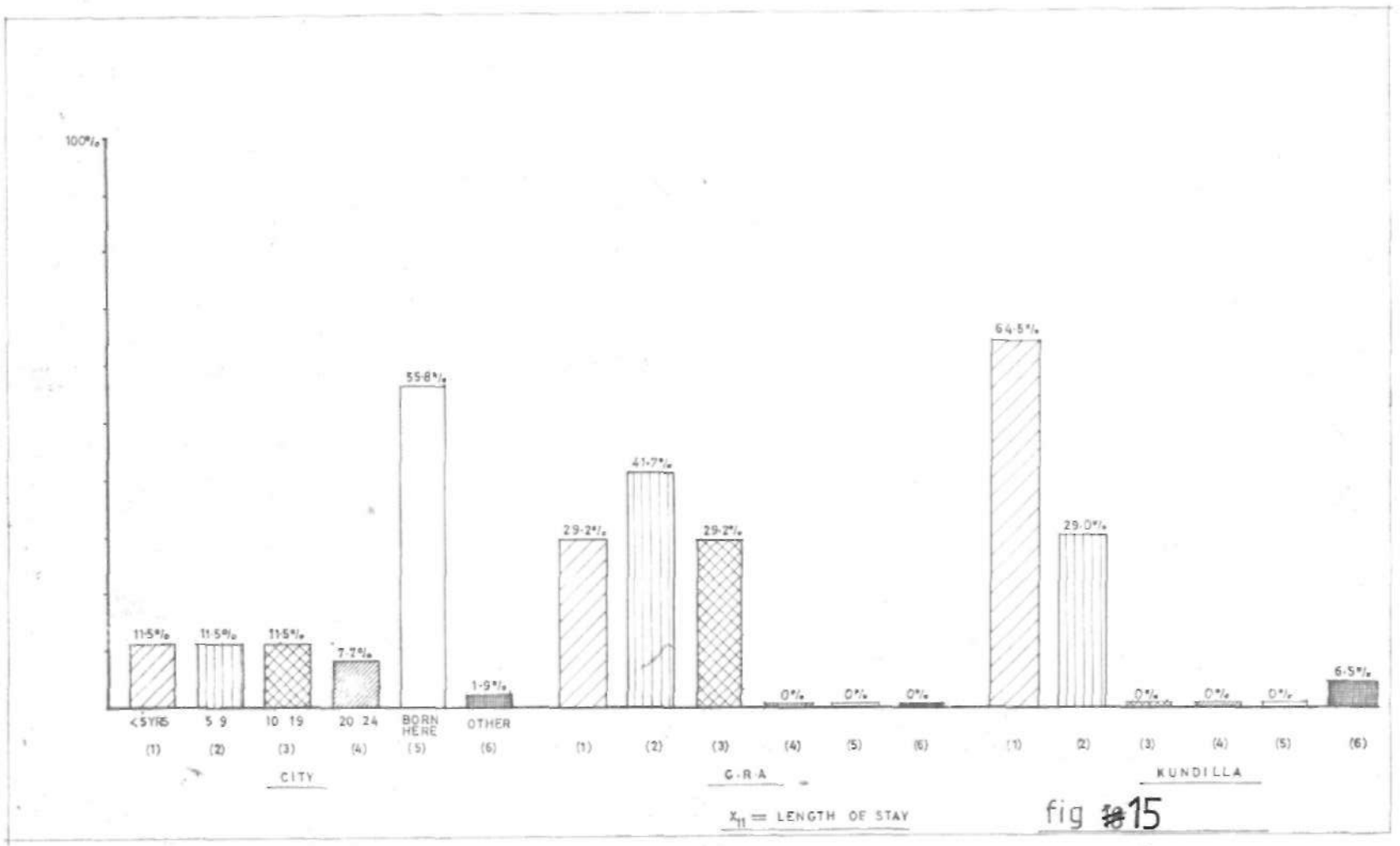

100%
11·5%
11·5%
11·5%
7·7%
55·8%
1·9%
29·2%
41·7%
29·2%
0%
0%
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64·5%
29·0%
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0%
6·5%
<5YRS
5 9
10 19
20 24
BORN HERE
OTHER
(1)
(2)
(3)
(4)
(5)
(6)
CITY
G·R·A
KUNDILLA
X_{11} = LENGTH OF STAY

fig 15

3.24 Influence of length of stay:

This is one of the factors identified in the integration process because it is felt that some measure of residential immobility is needed in order to have an intensive social relationship among the residents of an area.

According to the findings, residents in the traditional area have stayed longest in their environment, followed by G.R.A. residents, and lastly those of Kundilla.

TABLE TEN: LENGTH OF STAY IN THE AREA (in %)

	CITY	G.R.A.	KUNDILLA
5 years	11.5	29.2	64.5
5 - 9 years	11.5	41.7	29.0
10 - 18 years	11.5	25.0	0.0
20 - 24 years	7.7	4.2	0.0
Originally born	55.8	0.0	0.0
Other	1.9	0.0	6.5

Source: Field work, December q978.

TABLE ELEVEN: CROSS TABULATION BETWEEN LENGTH OF STAY AND ELEMENTS OF SOCIAL INTEGRATION.

CITY	Participation in social activities			Exchange of Items			Consultation with neighbours			Frequency of Visits		
	Yes	No	Total %	Yes	No	Total %	Yes	No	Total %	Often	Some-times	Rarely
5 years	100	0.0	100	50	50	100	66.7	43.3	100	50	50	0
5-9 years	100	0.0	100	83.3	16.7	100	83.3	16.7	100	83.3	16.7	0
10-14 years	90	10.0	100	100	0	100	100	0	100	100	0	0
15-19 years	100	00	100	100	0	100	100	0	100	100	0	0
Originally born	100	00	100	100	00	100	100	00	100	100	00	0
R.R.A.												
5 years	28.6	71.4	100	0	100	100	14.3	89.7	100	0	71.4	28
5-9 years	10	90	100	0	100	100	0	100	100	0	40	60
10-14 years	33.3	66.7	100	0	100	100	16.7	83.3	100	0	16.7	83
KUNDILLA												
5 years	95.0	5.0	100	65.0	35.0	100	45	55	100	60	40	0
5-9 years	100	0	100	77.8	22.2	100	66.7	33.3	100	88.9	11.1	0
Others	100	0	100	100	00	100	100	0	100	100	0	0

*Row percentages are used because they indicate differences more effectively.

The findings have revealed a positive relationship between length of stay and level of social activities in both the city and Kundilla but not in G.R.A. i.e. the longer people stay in the same area, the more they interact eith each other in the city and Kundilla. What is interesting here is that the respondents of the G.R.A. have stayed longer in their environment than those of Kundilla (Table 5). This seems to suggest that in suburban communities length of stay of the residents does not lead to social interaction of the residents.

3.25 Influence of Income:

Residential segregation, especially along income lines, has been one of the main feautres of present-day urbanism, especially in industrialized countries. Poor people tend to congregate in the centre while the affluent ones tend to go out to suburbs.

One of the assumptions concerning communal integration is that people within an area have to be homogeneous along income lines before they develop a sense of community and that income is the most important factor in determining friendship formation.[7]

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7. Botka, D.: 'A Descriptive Model of Social Contacts within a Community' Ekistics. vol. 30, No. 177, August 1970, pp. 110 - 116.

It is on the basis of the above that income level was considered here. According to the findings, the respondents of the G.R.A. earn more (95% of the respondents in G.R.A. earn over ₦3000 per annum). followed by the respondents of Kundilla, and lastly by those in the city (Table 6).

TABLE TWELVE: LEVEL OF INCOME OF RESIDENTS (in %).

	CITY	G.R.A.	KUNDILLA
Below ₦2000	42%	00	16.1%
₦2001-₦3000	30%	4.2%	38.7%
₦3001 plus	28%	95.8%	45.2%

Source: Field work, December 1978.

The resultant analysis is between income and elements of social integration. In the city, for example, income level does not affect friendship pattern. People of higher income group move freely with those of lower income. Also in the Housing Easte no relationship exists between the two phenomena (Table 13). Even in the G.R.A. where it was expected that upper class values of the respondents would bring them together, only 29.2% of the respondents have their three best friends in the same area.

	Participation in Social Activities			Exchange of Items			Consulation with Neighbours			Frequency of Visits			
CITY	Yes	No	Total %	Yes	No	Total %	Yes	No	Total %	Often	Some-times	Rarely	Total
₦2000	98.0	2.0	100	86.4	13.6	100	81.0	19.0	100	81.6	19.4	0.0	100
₦2001-₦3000	98.1	1.9	100	80.0	20.0	100	85.0	15.0	100	82.0	18.0	0.0	100
₦3000 +	98.0	2.0	100	81.0	19.0	100	88.1	11.9	100	81.0	9.0	0.0	100
G.R.A.													
₦2000	0.0	0.0	100	0.0	0.0	100	0.0	0.0	100	0.0	0.0	0.0	100
₦20 - ₦3000	6.9	98.1	100	17.1	72.9	100	11.0	89.0	100	7.0	19.0	74.0	100
₦3000 +	0.0	100	100	12.1	87.9	100	1.5	98.5	100	1.3	3.0	94.3	100
KUNDILLA													
₦2000	70.0	30.0	100	62.4	37.6	100	51.0	49.0	100	62.3	17.7	0.0	100
₦2001 - ₦3000	63.0	37.0	100	69.1	30.9	100	58.2	41.8	100	60.1	39.9	0.0	100
₦3000 +	80.0	20.0	100	65.8	15.2	100	66.6	43.4	100	66.4	43.6	0.0	100

*Row Percentages are used because they indicate differences more effectively.

3.26 Influence of Density:

Interaction between people is highly enhanced where the population density is high. In this regard, it is obvious that high density as a factor will play a more significant role in the traditional area, where the gross density is about 187 persons per hectare, followed by Kundilla Housing Estate (102 persons per hectare), and least in the G.R.A. where the gross density is low as 13.8 persons per hectare.

Researches elsewhere have pointed out to the role high density plays in promoting interaction.[8]

The high density in the traditional area in Kano is a function of the social sturcture whereby people from the same lineage live near each other, and as there are no rigid occupancy procedures, the density is not controlled. People are therefore close to each other via their residences.

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8. For example See Hartman, C.H. 'The Housing of Relocated Families', in Wilson, J.Q: Urban Renewal: The Record and the Controversy, Cambrdge, Mass: M.I.T. Press, 1966, p. 296.

But in the G.R.A. the density control and space standards are rigidly controlled and the area is perpetually a low density zone. This negates human interaction. Infact many residents in the G.R.A. complain of the desolation of the area, and to many there is no 'life' in the area.[9]

Intense and frequent association with a wide range of relatives thrives in areas in which many people have easy physical access to each other, while the same people find the life style diminishes involuntarily in areas of low density. This is true of some of the G.R.A. residents who are living elsewhere in Metropolitan Area of Kano, and for some reasons now live in the G.R.A.

3.27 The Influence of Car Ownership:

This is explained under the premise that people who possess them can extend their social space to include other people outside the geographical area, and those not having friends within their own locality.[10]

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9. Informal discussions with respondents during Field work, December, 1978.

10. Webber, M. ' Community Without Propinquity', In Lowden, W. (ed) Cities and Space. Baltimore: The John Hopkins Press.

The breakdown of car owners in the areas is given below:

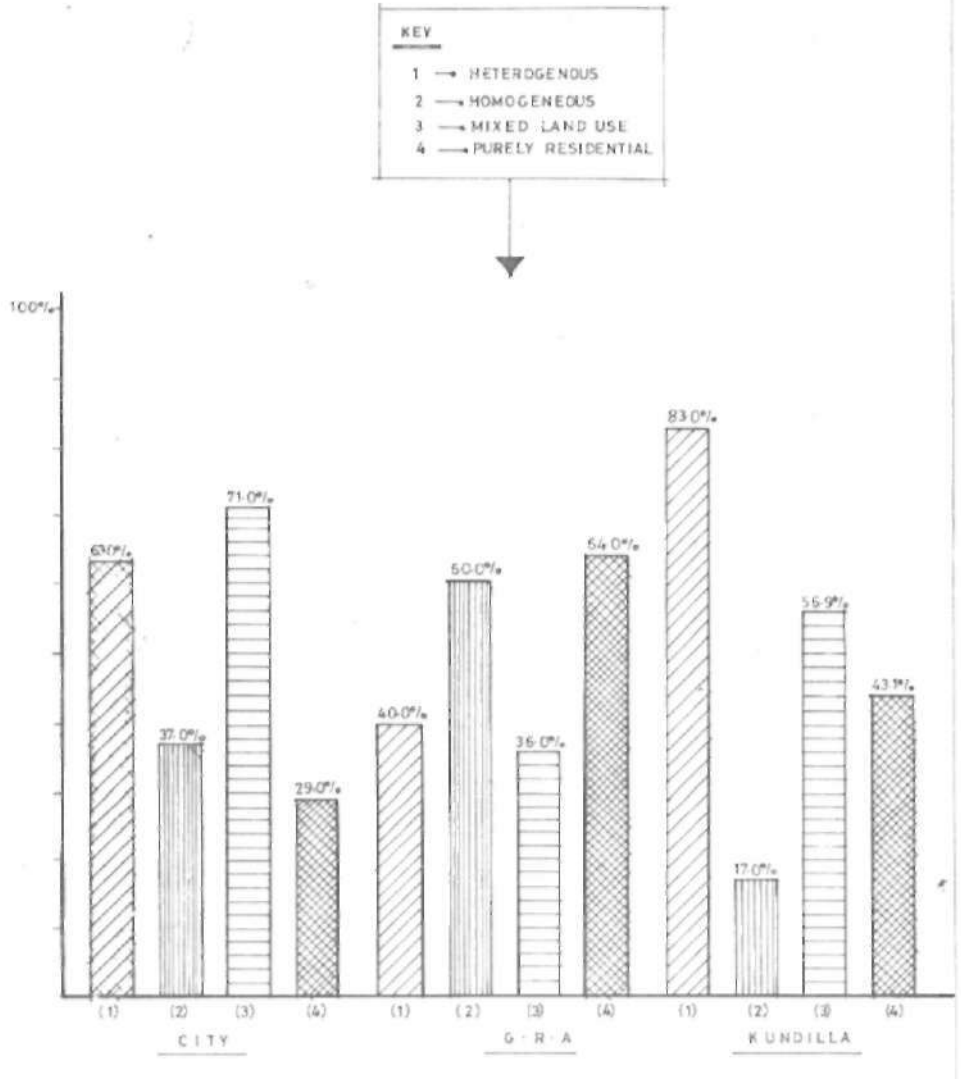
TABLE FOURTEEN: CAR OWNERSHIP AMONG RESIDENTS.

CITY	36%
G.R.A.	100%
KUNDILLA	53%

Source: Field Survey, December, 1978.

But car ownership does not seem to affect social integration in both the traditional area and Kundialla. When residents having cars were asked as to whether car ownership prompts them to have friends outside their locality 90.6% in the city answered no, while those in Kundilla 72% of the respondents also answered no. And the majority of the respondents have their 3 best friends in the same area (Fig. 13).

It is only in the G.R.A. where car ownership seem to negate neighbourly contact. Here 95% of the car owners answered that car ownership makes it easier for them to pick up their friends outside the area. And the majority of the repondents have 3 of their best friends outside the area. The findings have revealed that most of the Nigerian respondents in the G.R.A. go to their relatives and friends elsewhere within Metropolitan Area of Kano for social contacts.



X = RESIDENTIAL AREA PREFERENCE
38/39

fig ~~20~~16

The responses received were as follows: in the traditional area 63% and 71% of the respondents would prefer living in areas of heterogenous nature and of mixed landuses (Fig. 15). The people here are actually not home-bound, and what they seem to value is an area with a combination of related activities. It is this combination of activities that brings people together constantly, and it suits their life-style. In Kundilla, the figures are 83% and 56.9% respectively, while in the G.R.A. the responses are 60% (homogeneous) and 64% (purely residential).

TABLE FIFTEEN: RESIDENTIAL AREA PREFERANCE.

	CITY	G.R.A.	KUNDILLA
Heterogeneous	63%	40%	83%
Homogeneous	37%	60%	17%
Mixed landuses	71%	36%	56%
Purely Resident	29%	64%	43.1%

Source: Field Survey, December, 1978.

One of the likely reasons for lower figures in G.R.A is due to the high proportion of foreigners living in the area.

The fact that respondents generally prefere heterogeneous areas with people from diverse backgroun

and area of mixed land uses is not surprising. A similar type of result was obtained in Zaria by another study.[12]

3.31 Housing Type Preferance:

Closely related to above is the house-type respondents would like to live in. Here also the assumption is that people would like the type of houses that would suit their mode of living.

According to the findings, 63.5% of the respondents in the traditional area prefers the compound type of housing, 25.7% prefers the patio type while 10.8% would like the bungalow type. In the G.R.A. 40.5% would like the bungalow type, while 30% and 29.7% prefer the bungalow and the patio type respectively. In Kundilla, 56.9% would like the compound type, and 22.6% and 20.5% prefers the pation type and the bungalow type respectively (Fig. 17).

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12. Ndiomu, D.P.A.: An Analysis of the Hierarchy of Residential Areas in Birnin Zaria and the Potentials for Neighbourhood Planning in Urban Zaria. Unpublished M.Sc. Thesis, Department of Urban and Regional Planning Ahmadu Bello University, Zaria, June 1976.

TABLE SIXTEEN: HOUSE TYPE PREFERENCE.

TYPE	CITY	G.R.A.	KUNDILLA
Compound type	62%	40.5%	20.5%
Patio type	25.7%	29.7%	25.6%
Bungalow type	10.8%	30.0%	56.9%

Source: Field work, December, 1978.

The figures for the G.R.A. are a little bit surprising. The expectation that upper class dominance in the area would make respondents go for bungalow type does not hold.

3.40 OTHER RELATED FINDINGS.

3.41 Location of Facilites:

Residents were asked to locate, in order of distance, those facilities they would like to be located near to them (irrespective of whether the facilities are there or not). This question has been asked because it was anticipated that the facilities might affect the respondent's interaction with others. For example places like religious areas, markets, are felt to be high interaction areas. According to the findings, the following responses were recorded.

TABLE SEVENTEEN: RANKING OF DESIRED FACILITIES.

Rank	CITY		G.R.A.		KUNDILLA	
	Facility	%	Facility	%	Facility	%
1	Mosque	88.5	Work-place	33.3	Religious place	88.5
2	Market/ Shop area	5.8	Religous place	20.8	Market/ Shopping centre	19.4
3	Work-place	3.8	Market/ shopping cerntre	20.8	Place of entertain-ments	19.4
4	Prim-ary Sch.	1.9	Place Enter.	16.7	Primary School	19.4
5	Other	0.0	Prim. Sch.	9.1	Playground	3.1

Source: Field Work, December 1978.

In both the city and G.R.A., the religious place is the most important. In the G.R.A. Work-place has been given the first rank. Market/shop-ping facilities come second in both city and Kundilla, while it is the third in the G.R.A.

3.42 Location of Interaction Area:

Activity areas (e.g places of work, worship, recreation, etc.) play a very important role in the interaction process. To this effect residents were asked to identify the areas (2) they meet people most often, and in the City, 44.22% and 44.2% identified the mosque and dandali respectively. In Kundilla mosque (37%) and 4.2% for open space were identified while in the G.R.A. the residents could not locate any place within the neighbourhood where they interact with others. Since all the activity areas identified in both the city and the Kundilla Housing Estate are located within the same area, localism (or the degree of containment of people's daily activities within their locality) is highest in the city, followed by Kundilla, and almost non-existence in the G.R.A.

CHAPTER FOUR.

4.10 SUMMARY OF FINDINGS.

The study started with some theoretical assumption as regards human interaction and residential area satisfaction within a specific environment. A summary of the findings, which provide a testing ground for the assumptions, is given below.

In the traditional area of the city the most important factor that holds people together is the social structure that has evolved over the years. The kinship system which people attach so much importance to is manifested in the life-style of the people, and this is related to the spatial order of the environment which gives support to the people's ways of life. Relatives and friends can easily be reached, cornershops and mosques are located

nearby, and the dandlis are there for people to spend their leisure-time. To use Christopher Alexander's term, there is a 'fit' between peeple's ways of life and the type of environment.[1] Residents in the traditional area are community-oriented.

In the Kundilla Housing Estate, the social integration among the residents cannot be attributed to any rigid social structure as the residents are not from the same cultural backgrounds nor have they stayed there for long. Rather people seem to have adjusted to the new environment seem to support some aspects of their life-styles e.g the proxemic nature of the dwelling units. This provides them the oppourtunity to be in constant touch with each other.

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1. Alexander, C.: Notes on Synthesis of Form. Harvard University Press, Cambridge, Mass, 1964.

In the G.R.A. despite the relative homogeneity of the residents and relative residential immobility, the residents do not interact enough to be considered integrated. Infact such areas cannot be regarded as neighbourhoods.[2]

The concept of privacy often attributed to members of the upper class of a society is not enough to explain why they are house-centred. Rather, it is suggested that there is an incongruency between the extended type of social relationship and suburbanism. In this way a social phenomenan can be linked with a physical one.[3] That is why most of the residents have their friends outside the area, and for those of them having family links within the Metropolitan Area of Kano, they are always in constant touch with their kith and kin.

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2. Vagele, L.R. op. cit.
3. Michelson, W. op. cit.

Also from the design point of view, the spatial character of the G.R.A. contributes to people not being in constant touch with other. Even historically, this area was created by different people, and people used to residential areas that facilitate their meeting friends and relatives easily will not find it easy to adjust to areas like the G.R.A.

The most important factors identified as contributors to social integration are:-

1. social structure (in the city specifically)
2. the layout design.
3. density.
4. length of stay.

Other factors, like income level and educational background, have not been found to be of significance in the areas.

The heterogeneous nature of the people has been established. People generally prefer areas where people of diverse background are. In this regard, such a finding can provide the basis for a truely heterogeneous area.

The role of spatial organisation in relation to the social life of the people has been highlighted. The propinquity of the dwelling units (i.e how the houses are located in relation to each other) plays a significant part in determining the pattern and intensity of social relationship in all the three areas. In the traditional area, houses are compact and neighbouring is strengthened by this.

Also the movement pattern i.e the narrow alleys means that people come face to face with each other much more often. The concept of social space roughly corresponds to the one of physical space as residents have a clear picture of the socio-spatial limit of their locality.[4] In the G.R.A. the design stifles human interaction.

The above findings are in conformity with many studies done elsewhere.[5]

People prefer areas of mixed landuse, as against purely residential ones. This is taken to mean that residential area satisfaction is not only related to design per se, but the different landuses (or lack of them) located within an area.

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4. Buttemer, A, op. cit.

5. For example see Festinger, L. et al, op. cit and Kuper, L. et al op. cit.

4.20 RECOMMENDATIONS.

As seen in the analysis, residential area satisfaction and social integration among residents of a particular environment are the result of a number of factors. Though this study is not a policy oriented type, yet it will not be out of place to offer some guidelines as regards residential area development.

A physical planner can help in promoting interaction mainly through two ways:-

1. In the design of residential areas; to be done in such a way that human contact is enhanced, and
2. By conscious policies, especially in the field of housing. The following recommendations follow the same line.

4.21 Design Considerations:

(a) The role desing plays in influencing interaction has been highlighted elsewhere in the study. The importance of cultural values and the general life-style of the people should be one of the most important criteria for the design of residential areas. The study have revealed that people prefer areas where they have higher

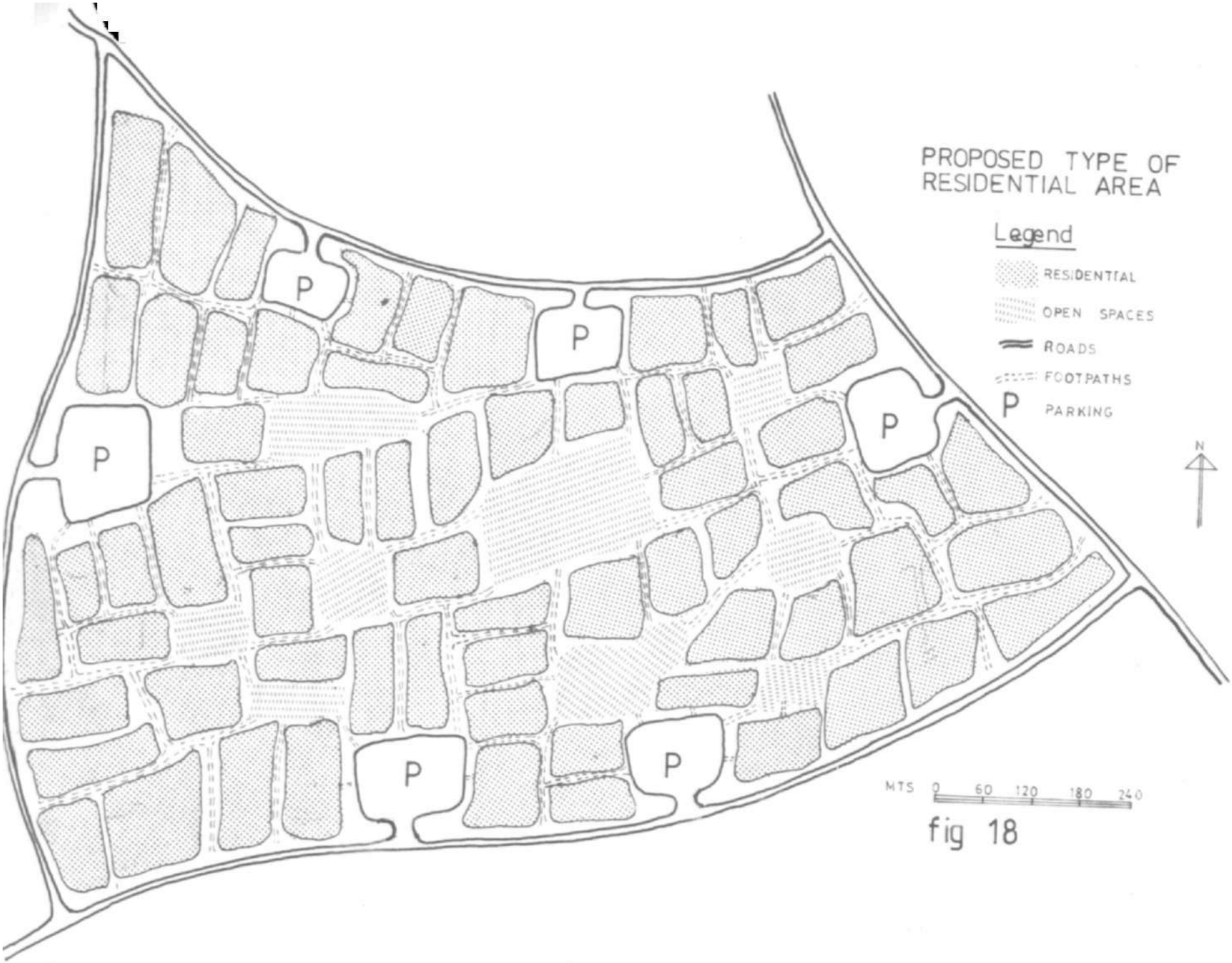

PROPOSED TYPE OF
RESIDENTIAL AREA
Legend
RESIDENTIAL
OPEN SPACES
ROADS
FOOTPATHS
P PARKING
N
P
P
P
P
P
P
MTS 0 60 120 180 240

fig 18

chances of mixing with others, not isolated zones. To this end, the type of layout suggested here is one that is organic and of varying building types, enclosing an interconnected series of pedestrian spaces, with no major road cutting across the communities (Fig. 18). A dandali can be used as the focal point, with the essential facilities, especially religious and commercial ones, located nearby. This enhances visual communication, which in most cases gives rise to high rate of social interaction among residents.

The whole area can be designed with general parking lots at its periphery so that vehicle owners can utilize them and there won't be vehicular interruption. The pedestrian system should be given priority in the movement system.

The pedestrian systems can be landcaped in such a way that they give cohesion and scale to the spaces between the houses. As it has been seen, the layout design of the G.R.A. with houses in detached form,

discourages people from meeting each other, and man, being a gregarious animal, will always seek human association.

A corollary of this type of design is a compact type of development. The higher the density, the more chances of people meeting each other. A figure of 110-150 persons per hectare, is being proposed (figures were arrived at after taking into consideration the gross denoities of Kundilla and the City into consideration). High density does not mean other planning problems (e.g sanitation) have to be encountered. Proper planning can solve such problems, as in the case of Hong Kong.[1]

Another advantage of high density is that it reduces costs in the provision of roads and services, controls urban sprawl (often caused by low-density development) in the suburbs, as well as reducing walking distances.

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1. Abrams, C.: Housing in the Modern World, Faber, 1966.

This is very important to countries like Nigeria where density controls are limiting the chances of providing more land for housing.[2]

(b) Mixed land uses within a residential area is a way of promoting social interaction. As seen in the findings, people prefer such types of environment to the purely residential type - mainly because it provides them with the convenience of being near the places they go to. By contrast, purely residential areas means that they have to be moving about in order to reach areas of activity.

(c) Mixed density development with varying plot sizes and flexible regulations that reflect the needs of the people is essential in achieving residential area satisfaction as well as interaction among different classes of people. In the course

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2. Okpala, C.I.D., Housing Standards, A Constraint on Urban Housing Production in Nigeria, Ekistics Vol. 45, No. 270, June 1978.

of data collection, it has been found that a large percentage of people are not happy with some aspects of the design of their houses. For example, Nigerian subjects used to soro (the first room used for welcoming guests) find it inconvenient to welcome their guests in the sitting room, mainly because of the concept of privacy. Also the absence of open courtyard in the houses means that the functions designated to this space cannot be performed.

Another thing is that building regulations are, to say the least, not compatible with some of the realities of our life e.g. the building plot coverage which is usually put at 50% of the building plot. In a society where certain forces e.g. the extended family system, calls for more plot coverage in order to accomodate relatives when the need arises (and in itself may not conflict with health standards) it is necessary to revise some of these regulations, which are by their nature alien.[3] And in places like

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3. Ibid.

G.R.A. the only building type allowed is the bungalow type. But according to the findings, the majority of the people prefer the traditional compound type. In this case these regulations have to be bent in order to allow mixed development.

Even from aethetic point of view, mixed development not only provides a variety types but also a varied and interesting environment, with contrasts in urban scale and rythm.[4]

(d) One of the most effective ways of promoting social integration among residents is the location of some essential facilities. According to the findings, people in the traditional area of the City use the mosque and the dandali as the places they interact with other people, and in the Kundilla Housing Estate these two facilities also are the most important. But in the G.R.A. residents could not identify any single place

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4. McDonnel, S.: Residential Area Design. Official Architecture and Planning. Vol. 32, No. 5, p. 565-578.



FACILITIES AS INTERACTING AGENTS, AN EXAMPLE WITH KUNDILLA HOUSING ESTATE

fig 19

where they meet other people, probably because the facilities do not exist though the residents would want them to be located there.

To this effect, location of such facilities is essential. These are:-

1. Religious places.
2. Market/Shopping facilities.
3. Clubs.
4. Organised open spaces.
5. Educational facilities.

The Kundilla Housing Estate can be used as an illustration of how such facilities can help in drawing people together (Fig. 19).

Of course, the type of interaction varies according to the facility. In a mosque or church, for example, people can become known to each other much faster than in a market place.

without making the higher income group feel compelled to move out of an area is to have each income group in homogeneous clusters. Each cluster will have people of the same income group and the clusters will form one residential units. Clusters containing different socio-economic groups are to located adjacent to each other or opposite each other. Communal facilities can be used to facilitate the interaction.

(c) Public participation can be encouraged in planning by establishing Tenants' Associations. Not only will the residents be encouraged to maintain their own environment but opportunity for social integration will also be provided. People will be engaged in communal work meant for the whole area, and in so doing, a sense of community is bound to come up.[6]

(d) The objectives and means of achieving integration should be well-understood by tenants. This can be achieved through education of the tenants on the need for co-existence.

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6. Festinger, L. op. cit.

4.31 It is also felt that such a study will be a pointer to Urban Renewals Programmes presently going on in many Nigerian towns. The social structure binding the people in the traditional area expresses itself in the physical world, therefore care should be taken in how the programmes are undertaken.

Relocation exercises can be done in such a way people of the same area are provided with an area and all of them can move to that area if they so desire. This will ensure a minimal breakage of the kinship structure. It is also suggested that people be provided with plots of land and financial assistance so that they build the type of house they want under supervision to ensure that minimal health requirements are followed. The trend whereby houses are built for the relocated people is not advisable because they may not be suitable to the ones they were used to, as in the case of Lagos.[7]

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7. Marris, P. op. cit.

4.40 CONCLUSION.

The study has delved into one of the most crucial but controversial roles of residential areas, namely, the degree of social integration desired. The findings of the study have also proved that on the whole, people would prefer residential areas where they will have the opportunity of interacting with each other. An integrated society is likely to create more favourable conditions for psychological well-being of the people, and some of the desired goals of planning can be achieved in a much better way when people are integrated.

Some of the factors that contribute to social integration have been identified. In particular, the roles of social structure as well as layout design, have been highlighted. A physical planner can consciously help in bringing people into constant touch with each other through the type of layout designed, as well as through well-laid policies in the field of housing.

This study is not meant to be conclusive. Studies into life-styles of people will give a clue as to the appropriate design needed for the future. In this regard, studying mental and experiencial conguencies will be most appropriate for the designer.[8] And it is in the field of housing that specific programmes can be employed to achieve the desired goal of social integration.

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8. Michelson, op. cit.

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APPENDIX.

QUESTIONNAIRE FORMAT.

1. 21 - 30 years

   31 - 40 years

   above 41 years

2. Sex: Male

   Female

3. Tribe: Hausa/Fulani

   Yoruba

   Ibo

   Other (M)

   Other (F)

4. Religion:

   Islam

   Christianity

   Other

5. Education:

   School Certificate/Primary

   Post-primary

   Graduate/Equivalent

   Other

6. Occupation:

   Public Servant

   Privately Employed

   Self-Employed

   Other.

7. Income/Annum:

Below ₦2000

₦2001 - ₦3000

₦3001 plus

8. Marital Status:

Married

Single

9. Do you have a vehicle:

1. Yes
2. No

10. Length of Stay in the Area:

1. 5 years
2. 5 - 9 years
3. 10 - 14 years
4. 15 - 19 years
5. Originally born in the area
6. Other.

11. If Migrated, from where do you migrate?

1. From within Metropolitan Kano
2. From outside Kano
3. From outside Nigeria
4. Others
5. Not applicable

12. Reason for migration:

    1. On transfer
    2. Dissatisfaction with my former place
    3. Others
    4. Not applicable

13. Relationship with Neighbours:

    1. By blood
    2. By Religion
    3. By tribe
    4. Others (Specify)

14. Where three best friends live:

    1. Within the neighbourhood
    2. Outside the neighbourhood
    3. Others

15. Do you have Dan'uwa (Relative)

    1. Yes
    2. No

16. Do you borrow/lend household items from/to neighbours?

    1. Yeas
    2. No

17. If No to 16, Why?

    1. Unfamiliarity
    2. Others.

18. Do you allow your children to play with others?

1. Yes
2. No
3. Not Applicable

19. Do you participate in the Social Activities of your neighbours?

1. Yes
2. No

20. How frequent do you pay visit to your neighbours?

1. Often (at least 5x/week)
2. Sometimes (at least 2x/week)
3. Rarely (once a month)

21. How do you know your neighbours?

1. by face only
2. By name only
3. By tribe
4. By Religion
5. All of the above
6. Others.

22. Do you belong to a Social Organisation?

1. Yes
2. No

23. If Yes, what is its nature:

1. Tribal
2. Religious.
3. Same status' type
4. Heterogeneous type
5. Others
6. Not Applicable

24. If 'YES' to Question 9, and not 'Yes to Q. 14, do you think having the vehicle makes it easier to have your three best friends outside the Area?

1. Yes
2. No

25. Does it draw its membership from the area only?

1. Yes
2. No
3. Not Applicable

26. Type of House

1. Compound type
2. Patio type
3. Bungalow type

27. Number of Bedrooms

1. One
2. Two
3. Three
4. Four plus.

28. Do you think the type of environment you live in hinders/facilitates your meeting other people?

1. Yes
2. No

29. If living in patio or compound type of housing, do you think this facilitates/ hinders you from meeting your neighbours?

1. Yes
2. No

30. Do you identify the places you meet people most of them in your area?

1. Health Centre
2. Religious Place
3. Market/Shopping Centre

4. Clubs

5. Open Spaces (Dandali)

6. Others (Specify)

7. None

31. Which type of residential area do you prefer?

A: 1. Purely Residential

2. Mixed landuse

B: 1. Homogeneous

2. Hetergeneous

32. Which of these facilities in order of distance, do you want to be located near you?

1. Primary School

2. Market/Shopping Centre

3. Work Place

4. Place of Worship

5. Place of Entertainment

6. Post Office

7. Play Ground