A TOWN HALL COMPLEX FOR OFFA by

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June, 1983

DECLARATION

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

F BAde

ADEDOKUN, FAUSAT ADEBOLA

June 1983

D E D I C A T I O N

TO THE ALMIGHTY

. . . FOR A PRECIOUS GIFT

TO MY FATHER,

ALHAJI B. ADEDOKUN,

AND MY MOTHER,

ALHAJA A. ADEDOKUN,

FOR THEIR UNLIMITED LOVE,

SUPPORT AND ENCOURAGEMENT.

ACKNOWLEDGEMENT

First of all I wish to extend my sincere thanks and appreciation to all academic staff of the department for the help and encouragement they have one way or the other given me throughout this course. Most especially, the head of department, Professor E. A. Adeyemi.

I also wish to extend special thanks to my mentor, Mr. Chanana for his helpful suggestions.

Sincere gratitude goes to the following people for the help they gave when I was collecting necessary data to get this work started:

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Mr. M. Nihi - Town Planning Division, Ministry of Land and Survey, Ilorin

Mrs. Halima Obalowu - Ministry of Works, Ilorin

Data room librarians, Department of Architecture.

My brother, Dr. K. Adedokun, who spent so much of his time taking me round. Most of all, I wish to thank him for the support and encouragement he has always given me.

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I also wish to thank my other brothers and sisters, most especially Mr. R. Adedokun, Alhaja M. Raji, Tajudeen and Muftau Adedokun, for their moral and material support.

Special thanks to my special friends: Hadiza, Arin, Kudi, Risi Iyabo, Ladi, Bola, Rosa and Tonia.

And lastly my friends and colleagues for the long "rough and smooth journey" this is wishing them, the best in life, most especially, Duro J., Dele, Ade Odus, Laja B., Halima and Fu-manchu.

ABSTRACT

T . :j

Topic; A Town Hall Complex

Location; Offa, Kwara State

Population;

The present population of the Town is about 125,,000 and it is estimated to be about 206,000 by the year 2,000. (Projected from 1963 Census figures at 2.55% growth rate)

Statement of Purpose:

The thesis is an attempt to find some architectural solutions to some of the problems caused by the increasing gap between the government at the top, and the common people. That is to say, to look into some of the ways architectural structures can be used as a possible link between the common people, their local government and the central government.

Site:

The Site is rectangular in shape, and it is about hectares. It is located within the proposed Civic Centre.

Sponsors:

It is hoped that Offa local government assisted by the State government will finance the project.

Thesis Structure:

The research involved in this thesis can be divided basically into three parts.

(A) (i) Historical development of civic spaces/ buildings.

A Study of how culture and environment can .influence the type of civic spacers.

Their natural location, and to justify the need for civic buildings in any developing society.

(ii) Case Studies of existing civic buildings.

-- A Study of different architectural approaches to design of civic buildings.

(3) A Study of the role of local government as the third tier of government. It's structure, aims and objectives as the basis for determining the design scope.

(C) <u>The Design</u>:

Data analysis and evaluations, evolution of solutions.

<u>Design Scope</u>:

The complex is made up of the following units:

.. The local government secretariat

.. Council suite

.. Multipurpose Hall

.. Plaza

.. Staff catering facilities.

Design Concept:

Site planning based on

.. Activities with functional relationship with each other.

•• Pedestrian and vehicular access.

.. The expression of the building as an independent composition occupying its own space; layout of building based on hierarchy of space according to public contact.

Conclusions

The thesis concludes by stressing the need for an integration of social and administrative functions; also on how to encourage individual participation in their local development.

.. FlexibiH j.ty in use of the office spaces.

.. Easy interaction between public and staff achieved by the compactness of the design and lack of physical barrier, separating different units.

.. Social interaction encouraged by providing an outdoor plaza and Multipurpose Civic Hall.

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I N T R O D U C T I O N

The local government reform of 1976 is nothing but an attempt to humanize government, by bringing it to the grass-root level. The main objectives as they have been clearly defined, are:

- To achieve the participation of the general public in their local development.
- To serve as a medium of communication between the local communities and the government.
- To bring the idea of a democratic self-government to the local levels of our society and encourage initiative and leadership potential.

The main difference between the local government and the central government, (state and federal) is that, the local governments are created by the central government and as such, they derive their powers from them, but the local governments spring up directly from the local communities which they represent. There is no doubt then thatthe local governments are nearer to the common people than any other government.

The question is, to what extent has this reform been able to involve or to achieve the participation of individual members of the society?

It seems it does not make any difference, especially as the local governments before the reform had the Obas and Emirs as the sole administrators. The palaces were symbols of authority and they still maintain their traditional historic roles as the most authoritative

buildings of some towns. It is clear from the existing structure of the reform that, it has assumed that traditional heads no longer have any executive role to play. They have been pushed to the background as advisers and custodians of tradition.

The strongest goal of the local government is based on the principle of representation and participation of the people for the government to achieve this goal, it must imprint its presence upon the members of the society - a symbol of the authority. With due consideration given to such factors as listed above, it would appear as if providing a structure at the local level, in the form of a Town Hall Complex will act as a regenerative force in municipal life.

Offa town is divided into four wards and under a single municipal government. Apart from a block of office building which serves as the local government secretariat, there is no other meeting place for the members of the community and local bodies.

The Town Hall Complex can be defined as a place where the local bodies (representatives from different wards, or councillors) meet to discuss problems and policies relating to the affairs of the town, and necessary arrangements are made towards implementing them. In order to reflect its authoritative significance. it is the dominant element of the town (centre). It stands as a civic monument.

There is also the need for an outdoor civic space, this is a place where the citizens can naturally become attracted to when something is going on.

The efficiency of this system depends on the co-operation of two organisations:

.The social organisation which involves the people in the locality.

.The administrative organisation which executes peoples decisions and carry out functions designed by the local government.

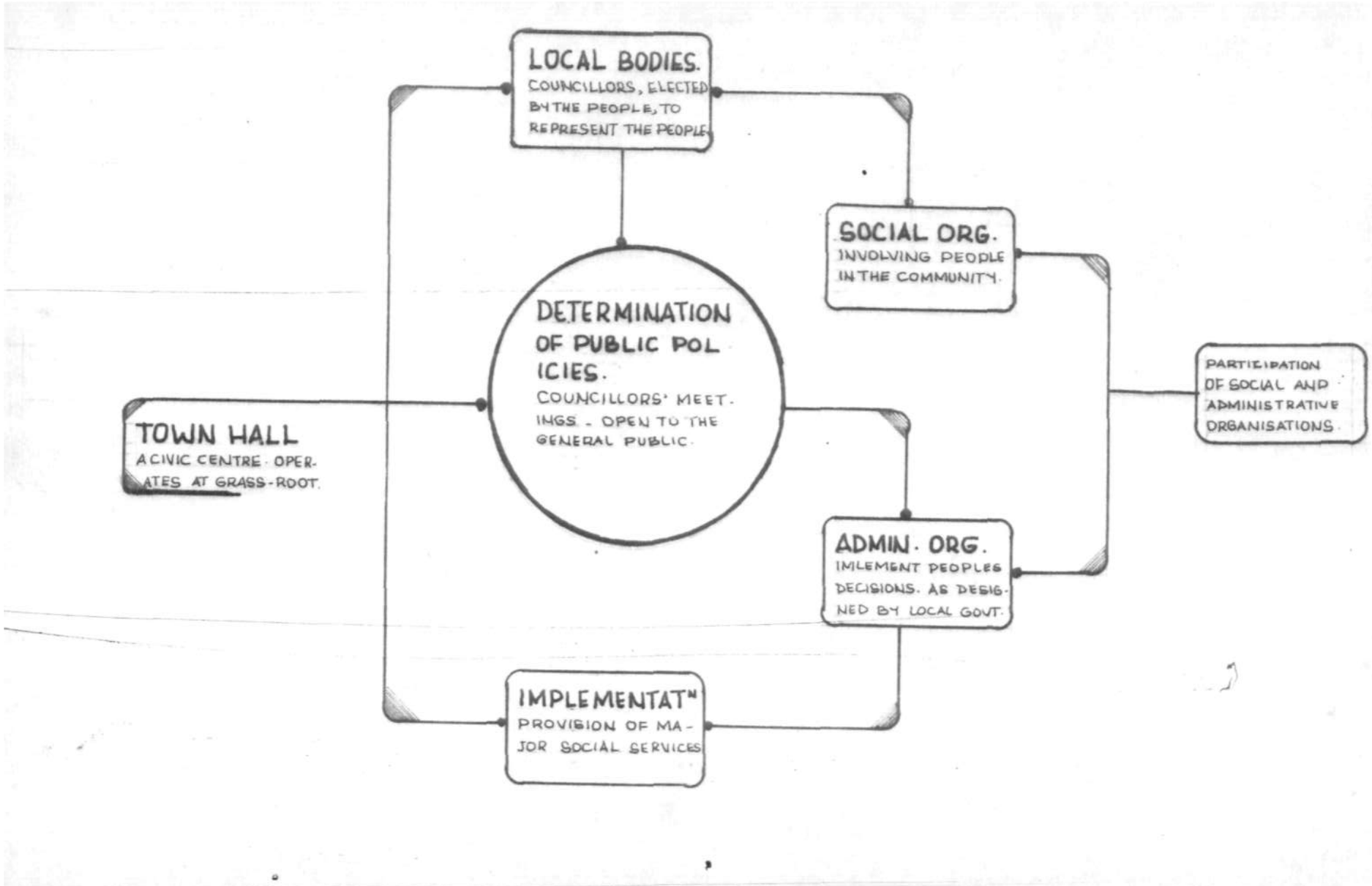
From the above, the situation in Offa appears to justify the need for a Town Hall Complex.

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

. To provide a structure at the local level which will encourage the participation of the common people in the government, that is, to mobilize the people in the process of social transformation.

. To provide well organised indoor and outdoor spaces for social interaction between citizens, and between the local bodies and the citizens.

. To achieve flexibility, openess and accessibility in design.


LOCAL BODIES.
COUNCILLORS, ELECTED BY THE PEOPLE, TO REPRESENT THE PEOPLE.
SOCIAL ORG.
INVOLVING PEOPLE IN THE COMMUNITY.
DETERMINATION OF PUBLIC POLICIES.
COUNCILLORS' MEETINGS - OPEN TO THE GENERAL PUBLIC.
PARTICIPATION OF SOCIAL AND ADMINISTRATIVE ORGANISATIONS.
TOWN HALL
A CIVIC CENTRE. OPERATES AT GRASS-ROOT.
ADMIN. ORG.
IMLEMENT PEOPLES DECISIONS. AS DESIGNED BY LOCAL GOVT.
IMPLEMENTATN
PROVISION OF MAJOR SOCIAL SERVICES

CHAPTER ONE

HISTORICAL DEVELOPMENT OF COMMUNITY/CIVIC SPACES

EARLY CITIES

GREEK CITY STATES:

The first organised civic spaces can be traced as far back to the fifth century B.C. i.e. to the Greek city states. The typical structure of the Greek city states can be said to be a true reflection of their way of living and the attitude to life of their inhabitants.

The basic component of the typical Greek city layout consists of

--The Agora
-- The Acropolis } Main Civic Centres
-- Residential districts
-- Enclosing city wall
-- One or more leisure and cultural area
-- A religious precinct
-- Harbour and Port
-- Possibly an industrial district.

Urban form was clearly defined, high social interaction among the peoples, due to the fact that most of the land was used for civic buildings, with little or no regard for housing areas. Marble was used in most important civic buildings with fine workmanship.

THE AGORA:

It was not just a public place, but the central zone of the city - its living heart and as such the

constant resort of all citizens. It represented a daily scene for social life, business and politics, not just a place used occasionally. Despite inevitable diffusion and specialisation of functions, the Agora was able to remain essentially a single whole.

Due to the nature of its functions, the Agora, in planned cities, was placed as near the middle as possible. In the case of cities with organic growth, the Agora naturally sprang up somewhere between the main gate and the entrance to the Acropolis. An example of such is in Athens.

THE ACROPOLIS:

This was the original defensive hilly tops nucleus of older Greek states. It contained mainly religious buildings and was the highest point of the city. It was usually fortified.

But the Acropolis gradually evolved into the religious sanctuary (e.g. Athens) or became deserted and left outside the city limits (e.g. Miletus).

ROMAN TOWNS:

It was as early as the Greek civilisation.

In order to impose and maintain their authority throughout their empire, the Romans built many legionary camps known as 'Castra', they were meant to be temporary centres for local military activities, many did turn out as permanent towns.

Generally, the structure of a single castra was square or rectangular in perimeter with two main streets, which formed the basis of street structure. The DECUMANUS, through the centre of the town, and the CARDO, usually bisecting the decumanus at right angles towards one end. Secondary streets complete the grid layout and for the residential areas or INSULAE.

THE FORUM:

This was the main civic centre and the equivalent of the Greek Agora. It was usually located in one of the angles formed by the intersection of decumanus and the Cardo, that is, at the centre of the town.

It consists of colonated courtyard, with a meeting hall built across one end. It was the main meeting place for the citizens, and important buildings of the town were found here. Most of the structures found in the Forum were monumental, dedicated to important leaders.

MEDIAEVAL TOWNS

(MEDIAEVAL EUROPE - (11th - 15th Century)

The towns that developed in this period were of organic growth, and they can be classified into five borad categories on the basis of their origin.

. Those of Roman Origin:

-- Those which may have retained their urban status throughout Dark Ages and those that were built as fortified military bases.

-- Those that grew organically mostly from village settlements.

-- New towns which were established formally at a given moment in time with full urban status.

-- Bastide towns, founded in France, England and Wales.

-- Planted towns, founded throughout Europe.

Generally, the structure of mediaeval towns are similar in social, economic and political context, no matter their origin.

The basic components of the towns are:

-- the wall with its tower and gates

-- streets and related circulation spaces

-- the market place, probably with a market hall and other commercial buildings

-- the church, usually standing in its own space

-- general town buildings and related private garden spaces.

THE MARKET PLACE

Although the churches were the most important buildings, they stood at separate dominant positions from the market squares, probably because they were only used occasionally - once a week. The market place developed as the main community gathering place with market halls, and important commercial buildings. This was due to the improvement in communication and transportation. Two types of market place were common in both planned and unplanned towns:

-- where the market occupies a square to itself which was normally located at or near the centre
-- and where the market place was located at a widening of the main street.

Along with market halls were Town Halls and other important buildings for political meetings.

HISTORY AND DEVELOPMENT OF COMMUNITY SPACES IN NIGERIA

YORUBA TOWNS:

The origin of the Yorubas can be traced back to Ile-Ife (Oyo State - Nigeria) founded by Odudunwa sometime between the seventh and tenth centuries. They were an immigrant group who moved into the south-western part of Nigeria from the north-east. Odudunwa had many sons, who moved out of Ile-Ife to carve out kingdoms for themselves e.g. Oyo, Ila, Ketu, Owu, etc.

Yoruba towns arose largely as a form of 'colonial Settlement', among indigenous move backwards and perhaps hostile people, they were not a product of indifferent growth, but a conscious attempt to dominate and control the unorganised mass of aborigines found in the region.

The typical Yoruba towns were basically administrative centres and over the centuries, they had evolved an elaborate power structure, and a hierarchical system of administration at both city and kingdom levels. If their existence was based solely on administration, they cannot be different from many towns and cities of the medieaval period elsewhere in the world.

THE PHYSICAL STRUCTURE:

The major factors governing the plan of typical Yoruba towns are those related to:

. administrative

. trading and

. defence functions of the town.

CITY CENTRE:

The Oba's palace was the most dominant feature of the Yoruba towns, it was centrally placed. The Oba was the head of the city administration and the symbol of its urban status. In spite of the symbolic importance of the crowned head and his major role as the spiritual leader, the administration of Yoruba towns was generally hierarchical and democratic. The Yoruba Oba, ruled with the advice of his chiefs who represented the different wards in the township.

The palace groun, was therefore, the first organised civic space in Yoruba towns. The palace grounds apart from containing the palace, also provided, extensive open space for recreation for public religious or social occasions. It served as a community gathering place for the citizens.

The palace itself was usually as impressive as possible and enclosed by a very high wall.

In modern times, most of the palace grounds has been used for important buildings like those relating to local or regional administration, council offices etc.

Usually opposite the palace was the most important market in the city close by the market, either within the market ground or within its own space was the fetish temple/shrine or the central mosque of the town, (in some cases both are present).

From the city centre, roads radiate to other parts of the town, forming the residential areas and links to neighbouring towns.

HAUSA TOWNS

THE PHYSICAL STRUCTURE OF HAUSA TOWNS:

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

-- Presence of a fortified city wall.
-- The city centre, which include the palace.
-- The different clans based on social stratification, in terms of occupation. The city wall was usually around the whole town, carrying gates at strategic points along their lengths. Broad roads from these gates usually converged to the city centre.

THE CITY CENTRE:

This was the principal civic, and community gathering space.

It was the seat for administration, social and economic activities for the surrounding rural areas.

The Emirs palaces were usually centrally placed within the city center, were the most prominent, with wall decorations. The Emir was the head of the city.

Close to the palace was usually the principal mosque, the central mosque, however, was not the only mosque found in the city, there were other mosques in different parts usually associated with the residence of a notable. The mosques served as places of worship and learning. The third feature of the city centre was the central market which was a wide open space with scattered trees or sheds. There was usually a chief of the central market who lets out the stalls and collects rents. This formed an important part of the city revenue.

SUMMARY:

From this historical background, there is no doubt that, organised civic spaces are very essential in the development of our modern towns.

The Earlier community, civic spaces either in planned and unplanned cities all over the world, no matter the culture or religion of the people, all developed to serve the same purpose - seats for administrative and social economic functions, places for social interaction among citizens. As such they were usually centrally located in such a way that they are almost equidistant from all corners of the town, so that they are equally accessible to all citizens.

C H A P T E R T W O

CASE STUDIES

CITY-HALL, LAGOS - NIGERIA

The City Hall is a distinctive building centrally located within the commercial and business district of Lagos island. The building is conceived as a single compact design with no external emphasis given to any of its internal functions. The main entrance is through Catholic mission street.

Two basic functional zones can be observed, a rectangular arrangement of the offices in general and ancillary facilities and a central core linking two opposite rectangles; this contains the multipurpose hall and the council chamber.

There is a forecourt in front of the building facing Catholic Mission street, with a curved ramp leading to the first floor of the building. The ground floor contains the treasury department - cash office, licensing, etc. These are departments with direct public contact. It has access through Igbosere street. There is also official covered parking area. The first floor houses part of the Treasury department, common facilities - staff canteen and the multipurpose hall. The hall is designed to house about 1,000 people. There are two large traditional carvings at the entrance to the hall.

The second floor houses the city engineer department, and some common facilities - staff clinic and staff canteen. The third floor houses the council management department, the school management committee, the council chamber, with

100 seats for the councillors and 250 seats for the members of the public. The entrance to the public gallery is through the fourth floor and the entrance to the council chamber is through the third floor.

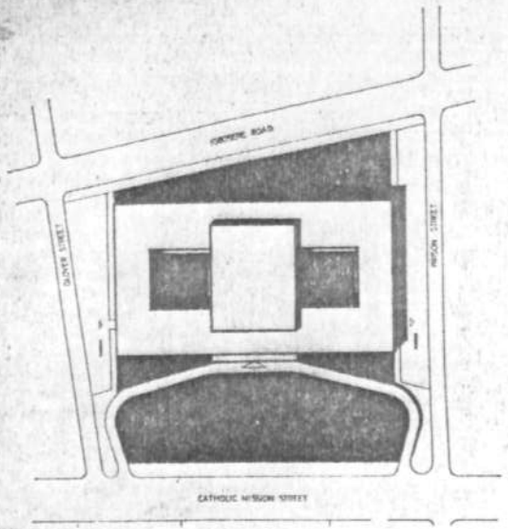
The fourth floor houses the medical officer of health department and part of education department. The water tanks and lift services are placed on the roof. The entrance foyer is well decorated with artworks. There are two main staircases which connect the entrance foyer with the other parts of the building.

The layout of the building creates two courts - the west and east parts - for ventilation. The other rectangular blocks are connected by corridors, which are open to one side to give view across the courtyard. The use of glass was probably meant to achieve openess, but this effect is not quite convincing. General provision for parking is tight, 22 parking space is provided on the ground floor level and small parking lot is provided off Prison street, on the eastern end of the building.

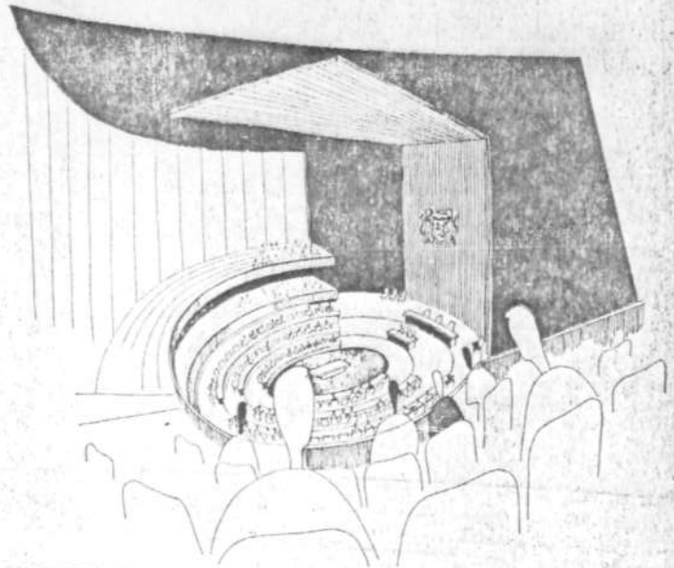
The complex has not successfully expressed itself as a community meeting place due to lack of well organised internal foyer, and the court in front of the building is sometimes used for parking.

It is impossible to have horizontal expansion due to its location. The structure of the building is based on simple columns and beams framework.

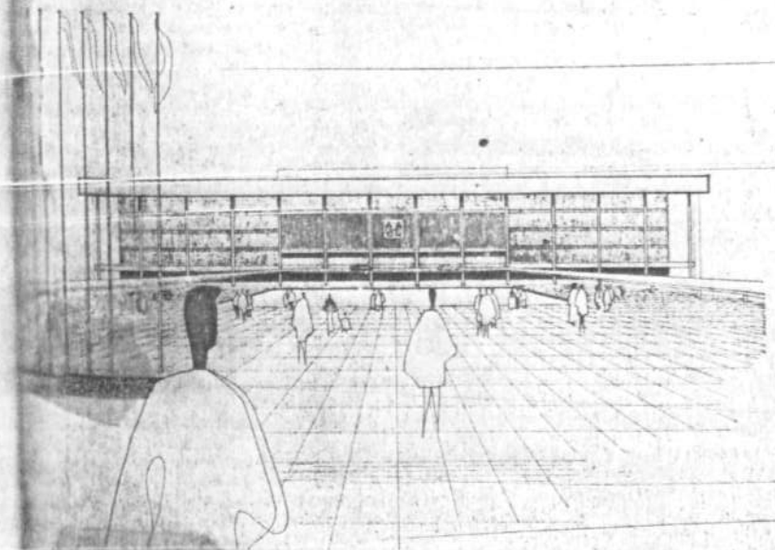
SOME IMPRESSIONS OF THE NEW CITY HALL



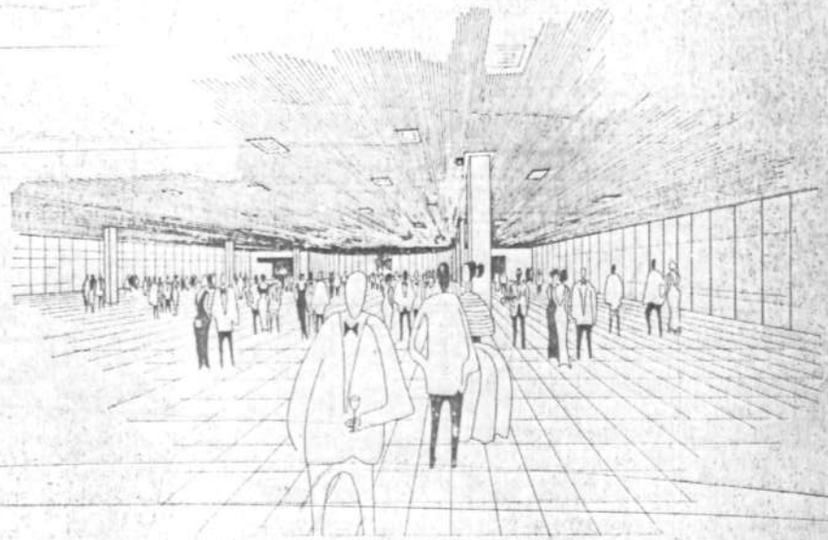
LAY OUT



INTERNAL VIEW OF COUNCIL CHAMBER



PERSPECTIVE VIEW FROM CATHOLIC MISSION STREET



INTERNAL VIEW OF ASSEMBLY HALL

CITY-HALL, BOSTON - U.S.A.

The City Hall and its plaza occupy about 514,000 sq. ft. of land. The building houses some 30 municipal departments including suites for the Mayor and the City Council. The building is clearly divided into three functional zones.

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

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

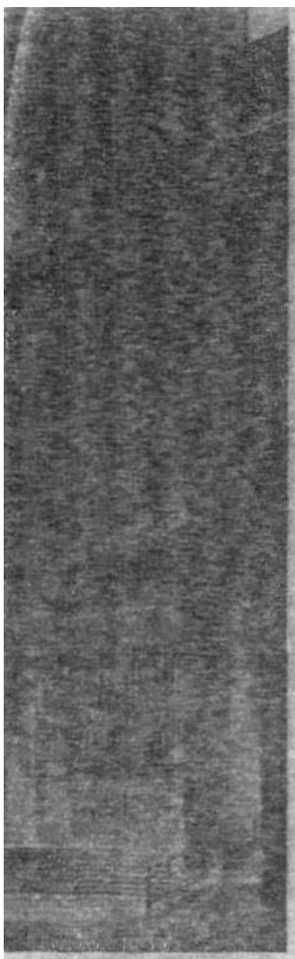
--- The third zone is between the crown and the basement at its southern end. There is a high public lobby which is accessible at plaza level, the lobby is lit by two light shafts from skylights facing east and west at roof level; the lobby is occupied by a set of monumental steps. Two storeys above plaza level, galleries and a bridge give access to the Mayor's suite at the south-east corner of the building and to the city council's on the west. The Council suite is composed of the Council room, Council Conference room and individual offices for Council men. Apart from the general office space, the Mayor's suite includes a conference room and an office for the Mayor, a kitchen area, a dressing room and a T.V. and news conference room.

The structure is that of a simple modular grid. The building is a completely "closed" design, physically in the sense that it could not be expanded or altered and

aesthetically in the sense that no feature can be added or removed without disturbing the aesthetic equilibrium of the whole building. All spaces within the building are well linked with care; the modular structural grid is fundamentally quite simple and regular. As many as 5,000 citizens a day have business with various departments.

Only a professional can appreciate the constant supervision the architects have lavished on the building; one gets the feeling that not a brick is out of phase, not an expansion joing or structural intersection, but responds to the master module, however the prize of such sculptural monumentalism is loss of flexibility in use. The City Hall shows a traditional line of descent, in both its hollow squared configuration and monumentally ceremonial forms. The Boston City fathers envisaged the municipal government in its traditional historic role i.e. a representative and mediator for the general populace. Also it can be seen clearly that the architects have realized and accepted this view and have created a building which does not only house the processes of government but also celebrates its power and importance.

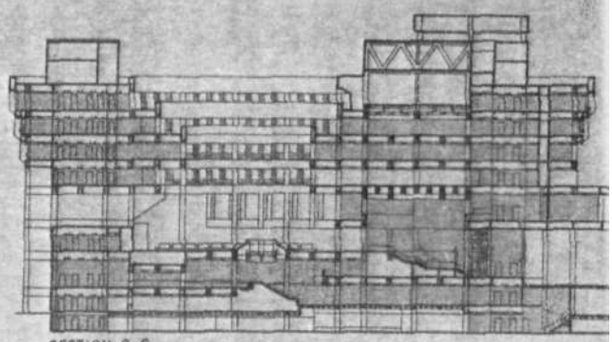
Generally, like all seats of political power, the Boston City Hall has an ideological task - that of imprinting its presence upon the municipal consciousness. For actually, one citizen who will enter it either for routine business or ceremonial occasions, a hundred will merely see it in passing by. Hence its external visage,



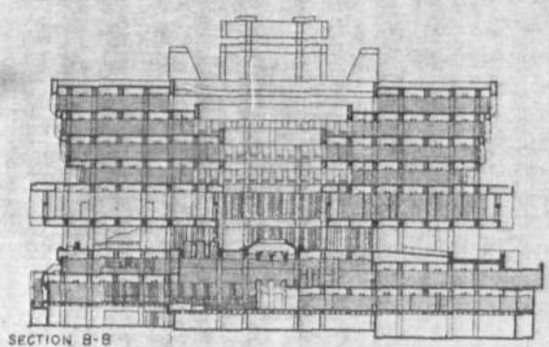
© Ezra Stoller (ESTO) photos

City Hall is highly complex. The site slopes downward and the first two floors within the brick mound are partially buried in the hill. The two lower floors (not shown) contain mechanical and computer spaces, central files, a garage and office space. The building's secondary entrance to the north is on the second floor, and from here the concourse moves upward by means of ramps and escalators to the third floor or mezzanine areas and to the principal entrance at the southwest corner. On the second and third floors are the services used by large numbers of citizens. The south entrance provides access to the ceremonial spaces—the mayor's suite, the council chamber, the councilmen's offices and the municipal reference library—all of which are suspended above the interior court. The court itself, on the fourth level, is an extension of City Square and is open to the sky and to all four exposures. The hooded projections in the photograph (left) express the council chamber and the councilmen's offices. The top floors contain office spaces requiring a minimum amount of public traffic.

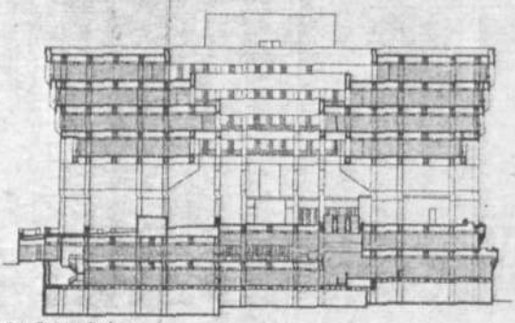
The completed City Hall bears a very clear resemblance to the winning design because the space requirements, circulation and adjacency patterns prepared by the space planning firm of Becker & Becker and made part of the original competition program were quite thoroughgoing and realistic.



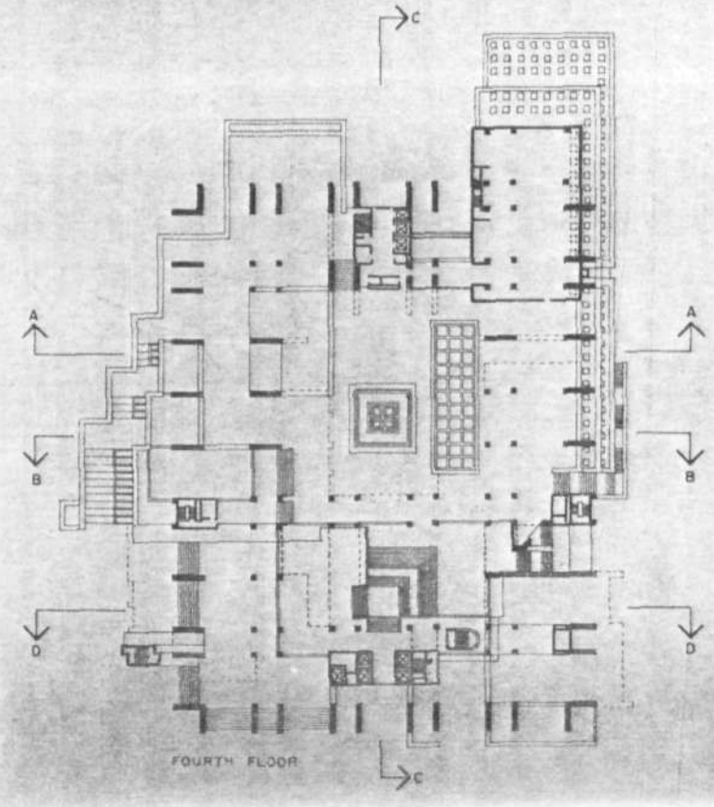
SECTION C-C



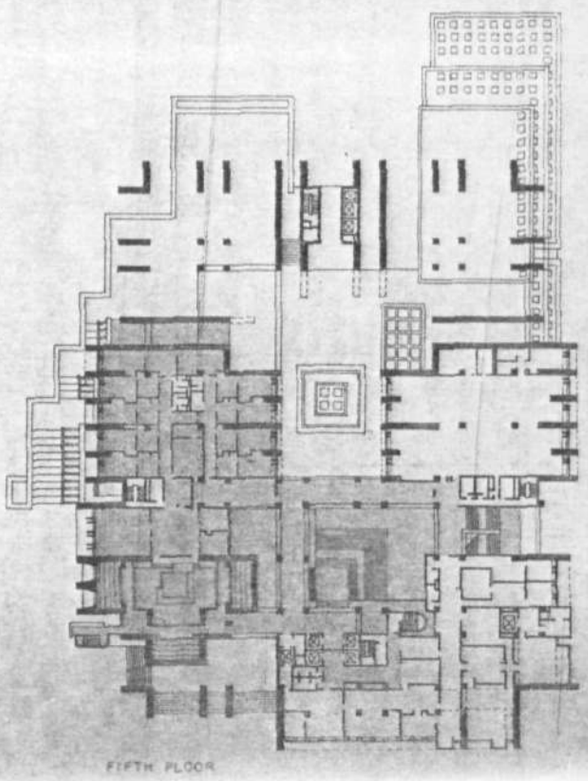
SECTION B-B



SECTION A-A



FOURTH FLOOR



FIFTH FLOOR

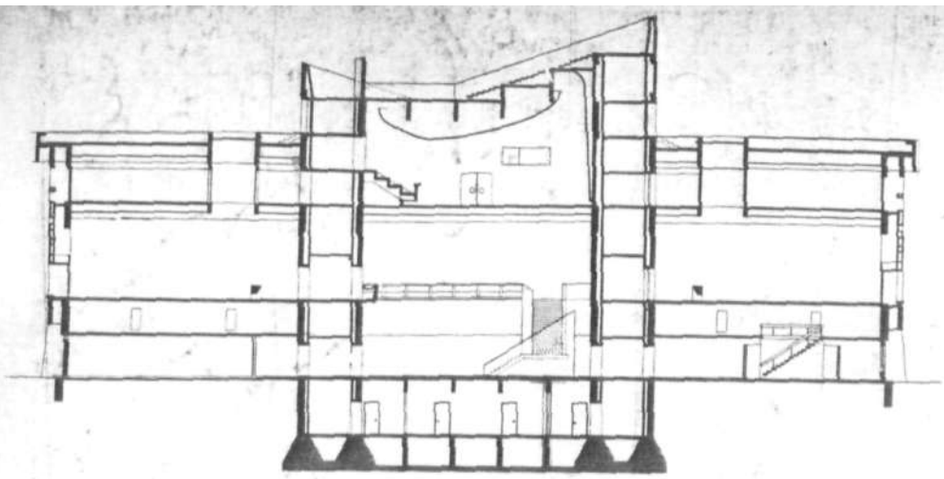
the face it turns to the outside world is the main concern of the architect; and it is obvious, the architects have concerned themselves most seriously.

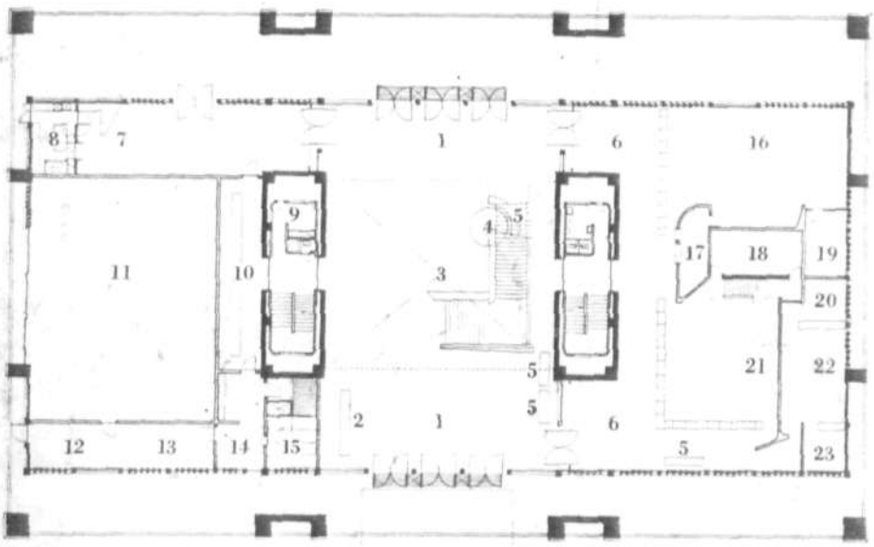
TOWN-HALL - KURASHIKI - JAPAN

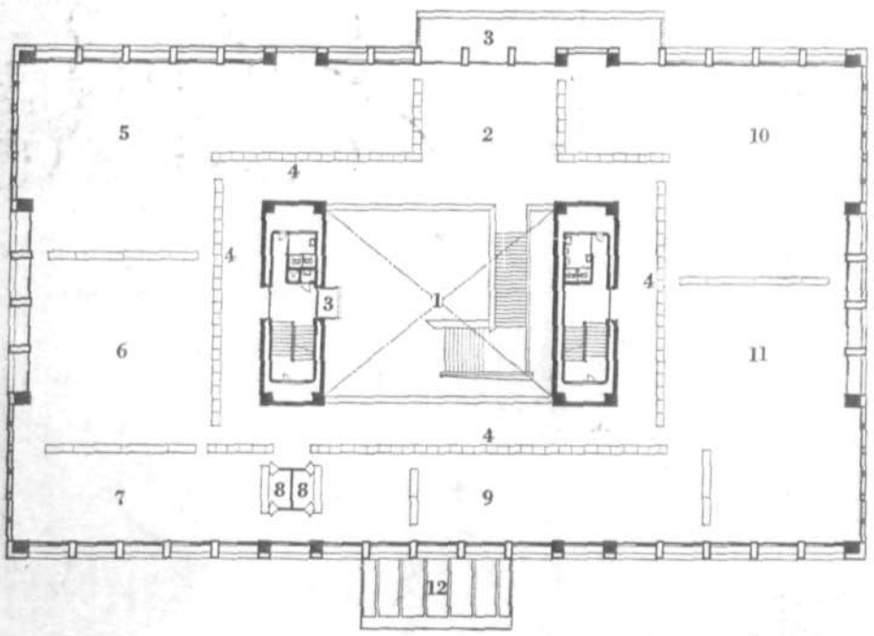
The Town-Hall was designed by Kenzo Tange in 1958, the design initiated a new phase in his series of town hall constructions.

The small city of Kurashiki in southern Japan, with its picturesque street and old houses, reflects the Japanese tradition. The building housing the municipal administration produces a downright monumental effect, the architect has created an entirely new urban centre in accordance with contemporary standards. The Town-Hall was expected to serve a population of about 150,000. The very choice of the building characterizes the new functions of the town hall. It is situated on the edge of the old town centre and connects the latter with the newer districts.

The town-hall complex is closed in block fashion, it reposes monumentally and heavily in the midst of 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, they are well protected from the sun. This creates, shady intermediate areas that are partly developed in the form of balconies. The entrance which is covered with a heavy projecting concrete beam; leads to a monumental public hall which

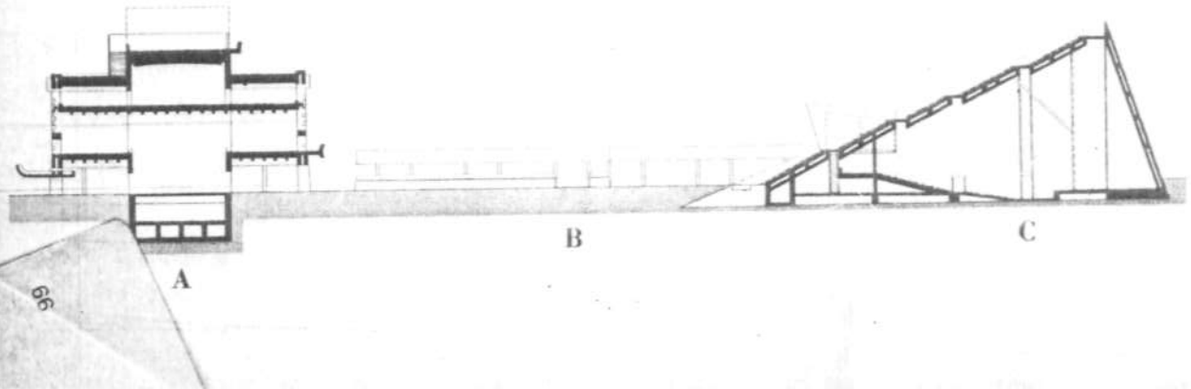



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larger scale and thus balance it. If this originally conceived plan had been executed, it would have been possible to create a central public square in the city, a municipal forum. Tange had already provided for such a forum, during his earlier stage of development, for the city hall in Tokyo, but here too he was not able to execute the plan. He was able to realize this idea, in a more advanced stage, in Imabari, whose forum already heralds that planned for Kurashiki.

Grundstruktur des Bauwerks.
Der bestehende Gebäudekomplex, so geschlossen und selbstsicher er auch erscheinen mag, ist nur Teil einer ursprünglich viel weiter gedachten Gesamtplanung. Ein riesiges Auditorium sollte durch einen großen öffentlichen Platz mit dem errichteten Teilgebäude städtebaulich zusammengebunden werden. Das Dach des Auditoriums sollte das Dachmotiv des Rathaustraktes in größerem Maßstab aufnehmen und so mit diesem korrespondieren. Wäre dieser ursprünglich ausgearbeitete Gesamtplan befolgt worden, hätte man die Möglichkeit gehabt, einen zentralen öffentlichen Platz in der Stadt zu schaffen, ein städtisches Forum. Tange hatte ein solches Forum schon auf einer früheren Entwicklungsstufe für das Rathaus in Tokio vorgesehen, aber auch hier nicht ausführen können. Verwirklichen konnte er diese Idee dann auf einer schon weiter entwickelten Stufe in Imabari, dessen Forum bereits auf den Entwurf für Kurashiki vorausweist.



Cross section 1:1000

Querschnitt

Coupe transversale

A Town hall / Rathaus / Hôtel de ville
B Plaza / Platz / Esplanade
C Assembly hall / Versammlungshalle / Salle des assemblées

thoroughly in keeping with the imposing character of the outside. The hall owing to its monumental dimensions, is also suited for large social events. At grade level it takes up so much room that only little space is left for utility rooms like offices, garages and a dining room.

The first floor reached via a monumental open staircase contains one large-scale office tract, which is not divided and occupies all available space. Then come the council chamber, additional offices and boardrooms and the Mayor's office. The roof which is terrace-like can be used for all sorts of occasions. The slanting roof super structures serve as backdrops for open air dramatic performance.

HILLINGDON CIVIC CENTRE - LONDON

Many people wonder if Hillingdon civic centre is the first great British monument showing a return to a more humane principles of design, a belated recognition of the continuing value of traditional forms of architecture or just a half-hearted sham.

Hillingdon Civic Centre is a compromise, as the architects do not deny. The exterior may be post-modern, the interior despite its clever plan is only another over-service cocoon for office workers.

On one hand, therefore, the civic centre is a sham, a public relations exercised to give bureaucracy a human face, a domestically scaled building that houses as many interfering offices as can be found in any glass tower.

On the other hand, the civic centre was conceived as a true post-modern architecture. The architects have responded imaginatively to the best and strongest of briefs. The civic centre is an expression of local democracy. The use of brick and pitched tile roof with occasional dashes of tile hanging, can be compared to the style and character of inter-war sub-urban housing which forms most of North-West London. The building group is arranged to provide for public access from new piazza opened off Uxbridge high street. The main entrance leads to the public reception, from here there is direct access to office floors by lifts and staircase to a group of committee rooms. A separate entrance is provided at the piazza level to admit members of the public to the civic suite, which accommodates the council chamber, conference rooms, mayor's parlour and members offices. By utilizing the sloping site further, entrances lead from the piazza to give public entrance to the multi-purpose hall, the registrar's department, the rents and rates hall and the Youth Employment/Careers department.

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

DALLAS CITY HALL - DALLAS - TX - U.S.A.

"ANGLING FOR A CIVIC MONUMENT"

"What we wanted was a City Hall, that was representative of the people and their city ... We have that now - A symbol for Dallas".

These were the words of Mayor J. Erick Jonsson. There is therefore no doubt that, the idea that carried the project through a decade of controversy and uncertainty was simply a perceived need for a monument.

The eight storey building with two additional basement storeys is anvil-shaped in section. It provides parking for 1,325 cars extending 423 ft. forward from the base. It's distinctive image is realized through a combination of 14 vertical bearing walls and related roof level box beam using an ingenious post tensioning loop system. The length of the building is about 600 ft. and it is organised in six open loft, 65 ft in depth and separated by 14 ft. wide zones containing service elements. The City Hall is perceived mainly as a single block and its actual physical size contributes to its monumental image, the divisions are physically large, the repetitiveness is consistent. The perfection of Pei's concrete work contributes to the large uniformity of the surface. One of the bays on the north front is specially articulated and it contains the 'Unique' functions like the Mayor's office, Concil Chamber and main public entrance lobby.

At the ground level, the lowest storey is solid concrete and it goes up to a height of 15 ft, broken only to provide space for entry. This anchors the base of the form visually. The total length of the building is broken by the insertion of three rounded vertical elements of about 37 ft. wide, these contains the broad stairs. The entrance however still remains a problem, the relationship to underground parking is somewhat tentative, as the main access points are at the three stair towers, these paradoxically impede circulation around them and to the elevator core at the rear. In addition to this, the 14 vertical bearing walls continue through the basement levels and obstruct cross circulation in part of the parking area. However, there still remains the issue of an inseparable relationship between the building and space. Perhaps the dramatic thirty-four degree angle is too literal a 'fit' between building and open space, although it generates the essential conditions of the architectural parts, including the step section interior solution. There is nearly 800,000 sq. ft. of programmed spaces. These are organised as loft spaces with department layouts developed by the Pei Office, working with the City Manager on subsequent contract. The concept is more successful where the partition heights and patterns have maintained the open feeling. The "great court" at the core of the building has a pleasant quality of natural lighting.

SUMMARY:-

From the above analysis, it can be observed that in the design of City/Town halls the architects have one common aim, and that is to provide a building, which will be a civic monument, a symbol for the town, a building which gives the citizens that sense of belonging and is always a thing of pride to them.

It can also be observed that, in order to reflect what it actually stands for i.e. an expression of democracy at the local level - openess and easy accessibility must always be achieved in the design; in all the cases examined above, the various functional zones are arranged according to frequency of use and contact with the general public. Town Hall is a civic building, a meeting place for the citizens, it is obvious from above study, that it is necessary to have well organized indoor and outdoor spaces for social interaction - Plazas, multipurpose hall etc.

The architecture in most of the civic buildings examined have authoritative outlook, achieved by the use of bold and distinctive elements. The face of a civic building turns to the outside world is of vital importance.

C H A P T E R T H R E E

FUNCTIONS OF THE GOVERNMENT AT DIFFERENT LEVEL

(From the Constitution of the
Federal Republic of Nigeria)

POWERS OF THE FEDERAL REPUBLIC OF NIGERIA:

LEGISLATIVE POWER

The legislative power vested in the National Assembly which consists of the Senate and the House of Representatives.

The National Assembly has power to make laws for the peace, order and good government of the federation. It has authority over the State House of Assembly in such a way that if any law enacted by the House of Assembly of a state is inconsistent with any law validly made by the National Assembly, that, made by the National Assembly will prevail and the other law will be considered void.

In the same way the legislative powers of any state is vested in the state house of assembly, which also has powers to make law for peace, order and good government of that state.

The power of a national assembly or state house of assembly to make laws are exercised by bills passed by the house. A bill does not become a law unless it has been duly passed, and approved by the governor or president.

EXECUTIVE POWER

The executive powers of this country is vested in an executive President, who exercises any law made by

national assembly directly by himself or through his assistant - the Vice President - and ministers of the government or officers in the public sercies of the Federation.

The executive powers also extend to the execution and maintenance of the Nigerian constitution, all laws made by the National Assembly and all matters with respect to which the National Assembly has for the time being power to make laws.

In the same way, the executive powers of a state government is vested in a governor, who may execute any laws made by the House of Assembly either directly or through his deputy and commissioners, or officers in the public service of the state.

LOCAL GOVERNMENT SYSTEMS:

The local government is that at the lowest level. It is therefore the only government that can directly involve the common people. Provision is made for the creation and participation of local governments in the Nigerian Constitution.

Section 7 Sub-Section 1 of Part II Chapter 1 states:

> "The Local government by democratically elected local government councils is under this Constitution guaranteed; and accordingly the government of every state shall ensure their existence under a law which provided for establishment, structure, composition, finance and functions of such councils".

FUNDAMENTAL OBLIGATION OF ALL GOVERNMENT ORGANS:

Government at all levels have powers to exercise certain laws to be observed by the citizens, no matter how "far" the government is from the people, it is still obligatory for that government to cater for the people. It is only more efficient at the Local government level. It is more democratic, in the sense that it allows the people at the grass-root level to organize their own societies, and take care of all necessary basic amenities.

GOVERNMENT AND THE PEOPLE

The Federal Republic of Nigeria operates on the principles of democracy and social justice.

It is declared in Section 14 Sub-Section 2(a), Chapter II of the Nigeria Constitution that:

> "Sovereignty belongs to the people of Nigeria from whom government through this Constitution derives all its powers and authority".

Every citizen has the right to participate in the government, and the primary purpose of the government itself is that of security and welfare of the people. It is therefore the responsibility and duty of all organs of the government and of all authorities and persons, exercising legislative, executive or judicial powers to give every individual a fair opportunity to express himself and participate in the government.

COMPOSITION OF NATIONAL ASSEMBLY AND STATE HOUSE OF ASSEMBLY:

The National Assembly for the federation consists of a Senate and a House of Representatives.

THE SENATE:

Each State is divided into five senatorial districts, for purposes of election into the senate, that makes it five senators from each state and a total of ninety-five senators from all the nineteen states to make up the senate.

THE HOUSE OF REPRESENTATIVES:

The whole country is divided into four hundred and fifty (450) federal constituencies, for the purpose of election into the House of Representatives, and a candidate to represent each constituency giving a total of four hundred and fifty (450) members in the House of Representatives.

It can be clearly seen here that only about five hundred and forty-five (545) people actually represent about eighty million (80,000,000) people (approx.). The government at this level can still not be said to be open to the common man because millions still do not know or understand what happens in the government.

STATE HOUSE OF ASSEMBLY

The state house of assembly consists of three times the number of seats a state has in the National Assembly - House of Representatives. The election of members into the house is in accordance with the provisions made in

the Constitution of the Federal Republic of Nigeria. The members elect a speaker and a deputy speaker from among themselves.

ROLE OF THE LOCAL GOVERNMENT AUTHORITY

STRUCTURE AND HISTORICAL CONTEXT:

Before the local government reform of 1976, local government authorities were known as Native Authorities which took off as legal entities in 1933 with the enactment of the Native Authority Ordinance; designating Emirs, Chiefs or elected councillors as sole administrators.

An examination of the powers and functions exercised by Native Authorities also goes far to illustrate the remarkable degree of autonomy they enjoyed, maintenance of law and order, provision of public services, trade and commercial undertakings, agency works on behalf of the regional government, licensing and regulatory authority. The Native authorities were the primary instrument of public order and security. Police forces were federal responsibilities in the provision made under the 1963 Constitution, the native authorities were allowed to keep their own police force.

The principal feature of the structure of the Native authorities were the territorial units i.e. the the districts and villages, which were under the traditional district heads and village chiefs both owing their position to the Emir.

The military coup of 1966 declared its intention to reform the Native Authorities. It was launched in 1968 and the first proposal was implemented in 1970. The government then, thought a reform was necessary because the prevailing native authority had some negative features, like their procedures were often irreconcilable with democratic norms, and they were frequently hostile to progressive measures and essential reforms.

However, they were able to maintain law and order, they provided good social services and provided organisations suitable for maintaining contact with the general populace. They also preserved long standing traditions of the people from collapse.

The military government then replaced the Native Authority with the local government authority and reorganized the system by establishing administrative areas which were independent but directly related to the local government authority and to the state government* Each administrative area was administered through an administrative area council of the local head of departments$_{y}$ with the divisional officers acting as chairmen. District and village councils still continued as before, with district head and chief as chairmen respectively.

From 1968-76 State reforms, Local Government Authority councils should consist of the Kingmakers, the District Officer in-charge of the emirate, § elected and £ nominated members$_{4}$ The structure of the existing local government

reform has been initiated, formulated and implemented based on this background. The recent reform however, differs fundamentally from all preceding reforms, the term itself has been clearly defined as the third tier of government based on the principles, representation, participation and autonomy.

OBJECTIVES:

It is to achieve a humane government by transforming it at the local level into the personal property of the community. Also to provide social services and public facilities and utilities for the people within the local government area, in such a manner that every member of the community will have access to whatever is provided.

FUNCTIONS OF THE LOCAL GOVERNMENT:

Generally, it is the duty of every local government together with the individual members within the area, to the best of their ability prevent the commission of any offence within the area of its authority by any person.

The local government has the power to take part in any form of trade, commerce or industry.

Local governments have powers to provide and maintain works and services.

EXECUTIVE POWERS OF THE LOCAL GOVERNMENT

(From: Kwara State Local Government Edict. 1976)

A local government shall have responsibility for, and power to make by-laws in respect of all of the

following matters, that is:-

--- markets and motor vehicles parks

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

--- control of vermin

--- slaughter houses, slaughter slabs

--- cemeteries and burial grounds

--- registration of birth, deaths and marriages (other than marriage under the marriage Act)

--- provision of community and recreation centres

--- parks, gardens and open spaces

--- grazing grounds

--- fuel plantations

--- licensing, supervision and regulation of bake houses, eating houses and laundries

--- licensing and regulation of bicycles, hand carts and other types of vehicles (other than vehicles which are mechanically propelled) and canoes

--- control or keeping of animals

--- control of boardings, advertisements, use of loud speakers in or near public places and drumming

--- control of land held under customary tenure

--- naming of roads and streets and numbering of plots and buildings

--- control and collection of revenue from private forest estates

--- collection of vehicle parking charges

--- collection of community tax, property and other rates and other designated revenue.

POWERS OF LOCAL GOVERNMENT EXERCISED CONCURRENTLY WITH THE STATE GOVERNMENT:

Local government may be responsible for an make by-laws for all or any of the following matters, that is:

-- health centres, maternity centres, dispensaries and health clinics, ambulance services, leprosy clinics and preventive health services
-- meat inspection and abbatoirs
-- nursery, primary and adult education
-- information and public enlightenment
-- provision of scholarship and bursaries
-- provision of public libraries and reading rooms
-- agricultural and annual health extension services and veterinary clinics
-- rural and semi-urban water supply
-- fire services
-- provision of roads (other than trunk roads) their lighting and drainage
-- support for art and culture
-- control of pollution
-- control of beggars, or prostitution and repatriation of destitutes
-- provision of momes for destitutes, the infirm and orphans
-- provision of public utilities including road and water transport
-- public housing programmes
-- regulation and control of building

-- town and country planning

--- operation of commercial undertakings

-- control of traffic and parking

--- piped sewerage systems.

Among other powers of the local government, includes that which allows a local government to build, acquire, hire, furnish or provide buildings for the purpose of transacting the business of the local government and for public meetings and assemblies.

LOCAL GOVERNMENT SOURCES OF REVENUE:-

The main sources of local government revenue are as follows:-

--- revenue derived from community tax

-- revenue payable to a local government under the provisions of any other enactment

--- revenue derived from licences, permits dues, charges or fees specified by any by-laws or rules made by a local government

--- receipts derived from any public utility concern, or any service or undertaking belonging to or maintained by a local government

--- rents derived from the letting or leasing of any building or land belonging to a local government

--- statutory allocations or grants-in-aid out of the general revenue of Nigeria, or state, or other public revenue

-- any sums of money which may lawfully be assigned to the local government by any public corporation

-- interest on the investment funds of a local government.

EXTRACTS FROM THE LOCAL GOVERNMENT EDICT
(Kwara State 1976)

COMPOSITION OF THE COUNCIL

--- The Council shall be composed of

. Elected members and

. Nominated members

The number of Elected and Nominated members of a council shall in no case be less than ten (10) or exceed thirty (30).

Where the instrument provides that the composition of a council shall include nominated members, the number of nominated members prescribed shall not be more than on-tenth ($\frac{1}{10}$) of the number of members prescribed.

COUNCIL PROCEEDING:

--- For each council, there shall be a chairman, who shall be approved in that behalf by the governor of the state. The election of the chairman is the first business to be transacted at the inaugural meeting of a council.

--- Every council shall nominate not more than six of their members as supervisory councillors to the commissioner, who shall recommend three of them to the governor for appointment.

--- A supervisory councillor shall, exercise general political but not executive direction over such departments or group of departments of the council as may be assigned to him by the council.

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

--- Every meeting of a council shall be open to the public. Except the meetings of committees appointed by a council or the committee of the whole council.

COMMITTEES:

FINANCE AND GENERAL PURPOSE COMMITTEE - composed of:

-- a supervisory councillor

--- the chairman and not more than 2 other members.

The finance and general purposes committee is responsible for:

--- the regulations and control of finances of the local local government

--- the consideration and award of contracts

--- the implementation of the decisions of the local government, with which no other body is charged for, and the general running of the local government.

EDUCATION COMMITTEE:

shall be composed of:

--- The supervisory councillor for educational matters

--- not more than four other members of the council

--- other persons prescribed by the education edict.

COUNCIL EMPLOYEES:-

LOCAL GOVERNMENT SERVICES BOARD

--- The Board consists of a chairman and not more than five other members, all of whom are appointed by the governor of the state.

--- For every local government, there is a secretary to the local government who is the chief executive officer of the local government, and he is responsible for the execution of the policy of the local government, and the day to day running of the affairs of the local government and in particular

-- the supervision and control of all employees of the local government,

-- the co-ordination of all activities of departments of the local government.

--- Local government may establish departments as the executive council may deem fit to perform the functions of the local government.

--- For every department there is an officer designated as the head of department. Provided that two or more departments may be placed under the supervision of one head of department

-- the head of department shall in matters of policy, be subject to the general political direction of a supervisory councillor and

-- in matters relating to the employees and the internal control of the departments, be under the general direction and control of the secretary to the local government.

CHAPTER FOUR

OFFA

GENERAL:

The town is located South-East of Ilorin - the state capital - on the western high-lands.

Offa is the headquarter of Offa Local government area and the town is divided into four wards, namely, Essa, Ojomu, Shawo and Balogun. At present there are five councillors, one representing each ward and two from Ojomu ward; all the councillors were nominated.

VEGETATION:

The common vegetation found in Offa belong to the Guinea Savannah region of Nigeria. The town is situated on open undulating land which is intensively formed. Vegetation grows along the lower part of the nearby streams, while the upper part has been cleared and turned over to agricultural use.

GEOLOGY:

The area displays simple geological characteristics with no major structural disturbances. Generally, the topography is even with gentle slopes, and drainage is well developed.

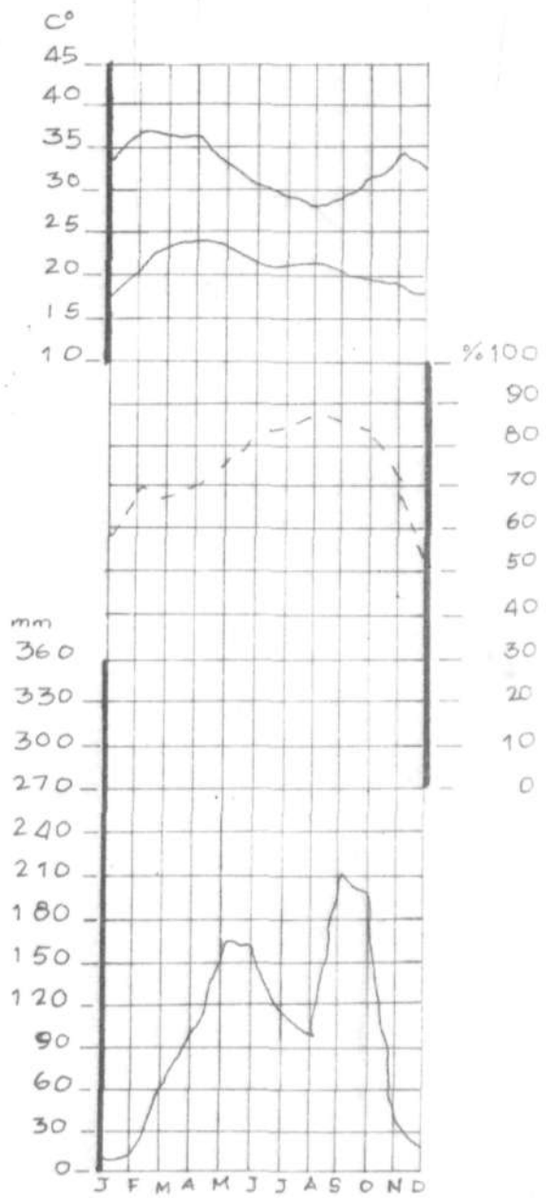
CLIMATE:

Offa has two dorminant seasons, the wet season and the dry season, wet season begins around and ends in October, it is characterized by the warm and humid south-West winds, this blows across the atlantic carrying moist

TEMPERATURE □ □ □ □

RELATIVE HUMIDITY □ □ □ □

RAINFALL □ □ □ □



during the raining season. The dry season from November to April is characterised by the North-East or harmattan wind, this is a dust laden wind usually cold and dry and blows across the desert.

Offa lies in the tropical climatic region. Rain normally begins to fall in late March, but maximum precipitation occurs towards the end of the season. The mean annual rainfall is about 45"-55".

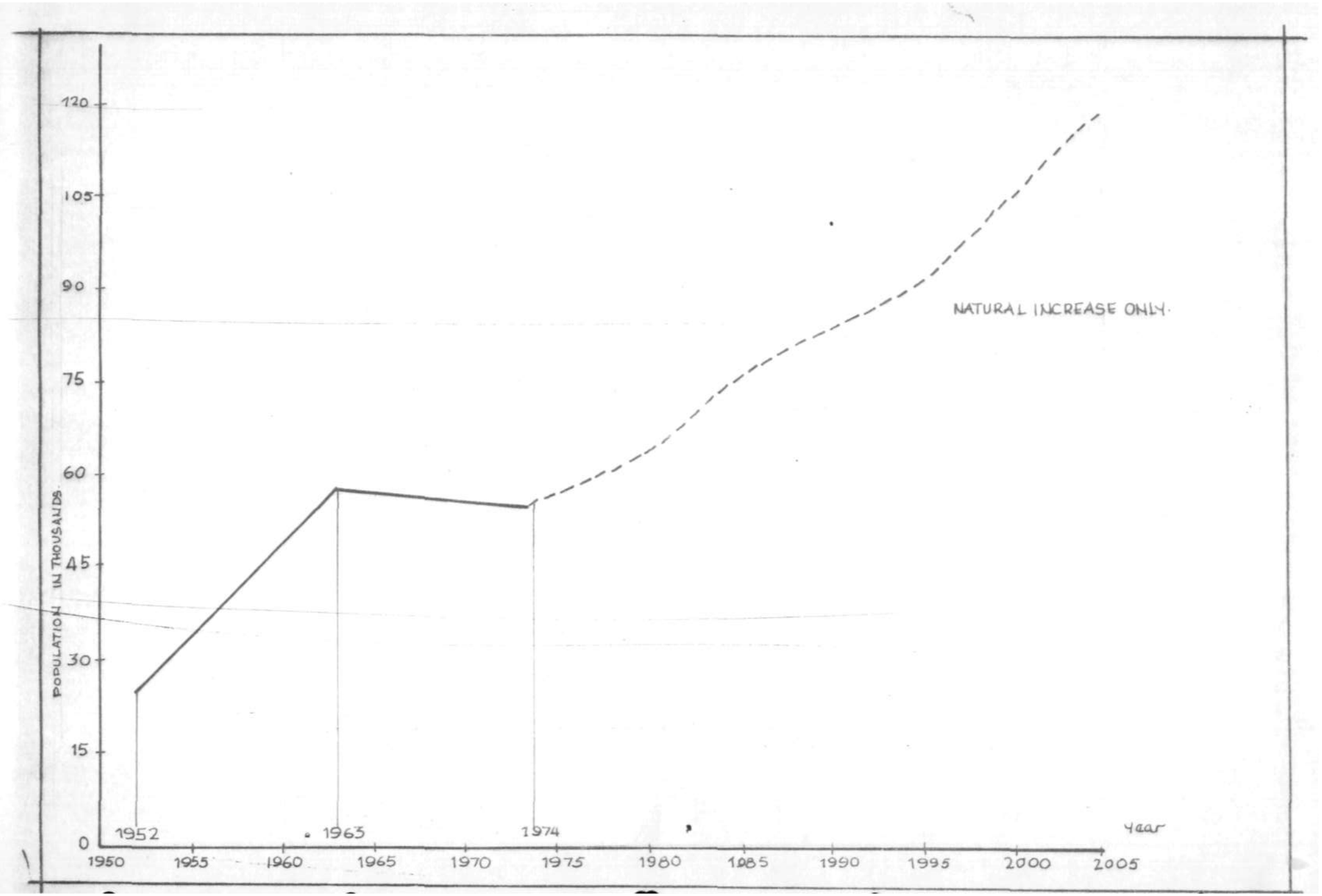
The temperature remains virtually unchanged throughout the season. Relative humidity is about 76% at 9.a.m compared to 85% in Southern parts, but goes as high as 80% during wet season and as low as 65% during dry season.

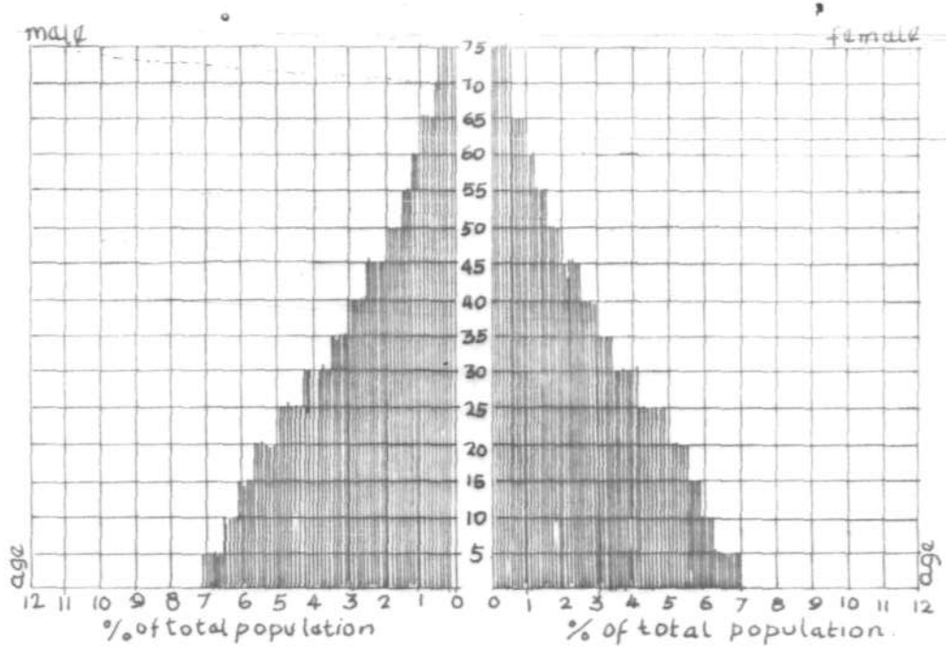
It can be observed that, there is no case of extreme climatic conditions. For the purpose of design, moderate climatic conditions can be assumed.

POPULATION:

The present population of Offa is about 120,000 inhabitants, this is based on a population projection of the figures obtained from 1963 census, assuming a population growth rate of 2.55% (adopted for Nigeria as a whole and only Natural increase) Offa grew from 71,600 people in 1963 to 94.500 in 1974. Also based on the same growth rate and principle, the population will be about 206,150 people by the year 2005.

In 1974 a survey was carried out to study the characteristics of the population. The survey indicates that the percentage of the 15 - 49 age group to the total population appears to have remained constant during the period 1952 - 74, however, the sex ratio


120
105
90
75
60
45
30
15
0
POPULATION IN THOUSANDS
NATURAL INCREASE ONLY.
1952
1963
1974
Year
1950
1955
1960
1965
1970
1975
1980
1985
1990
1995
2000
2005



age group	% of total population	
	male	female
0-4	7·2	7·0
5-9	6·6	6·2
10-14	6·1	5·8
15-19	5·6	5·5
20-24	5·0	5·0
25-29	4·2	4·1
30-34	3·5	3·4
35-39	3·0	2·8
40-49	2·5	2·5
50-59	3·2	3·0
60+	3·1	4·3

within the age group, droped drastically, this could be as a result of makes' out - migration to look for jobs. in other towns.

A projection of the future age structure indicates that the proportion of the lower age - group (0 - 10) to the total population will decrease while the proportion of the middle and high age groups will increase.

It is necessary to know the future age structure, in order to determine what organizations will be available for the maintenance of public services that are likely to be provided.

SOCIO-ECONOMIC:

The main occupation of the people can be grouped into four categories:-

Agriculture - farming, lumbering, livestock etc.

Manufacturing - Industry, crafts, professionals

Tertiary - (trade, services, government, teaching, others)

and Construction.

A survey was carried out in 1974 to study the structure of the Labour force and make future possible projections. This is necessary to determine what organizations are needed for the management and development of manpower. The result implies that the percentage of labour force in Agriculture was 44% in 1974 and it is likely going to drop to 22% by the year 2005; Manufacturing will increase from 9% to 18%; Tertiary will increase from 44% to 50% and Construction will also increase from 3% to 10%.

What can be observed here is typical of any urban community, where agriculture gradually losses its value. However other occupation groups which may become more pupular, could serve as revenue generating sources, for the local authority of the town. It is very likely that the total labour force will grow at a higher rate than the population if there is massive in-migration of labour or if the 15 - 49 age group will grow.

The town stands at a position where it can easily attract in-migration as long as the job opportunities are provided. A main road links Offa to Oshogbo to the south, it runs almost parallel to the railway through the old part of the town, it connects the inter-state road at Ajasse Ipo 15 km north of Offa, this road links Offa to Ilorin, the state capital.

STRUCTURE OF THE OLD TOWN:

The town itself developed and originated along, the major lines of communication, the railway and the major roads.

The structure of the general planning of Offa is that of a typical Yoruba settlement. Main activities are centred round the Oba's palace which was the overall authority.

The old town centre is cultural and political, comprising the Oloffa's palace, the central mosque, the Moremi shrine, and the 'Oja Oba' or the 'night market'.

The location of the railway station between the old centres of the town and Ijagbo (neighbouring village)

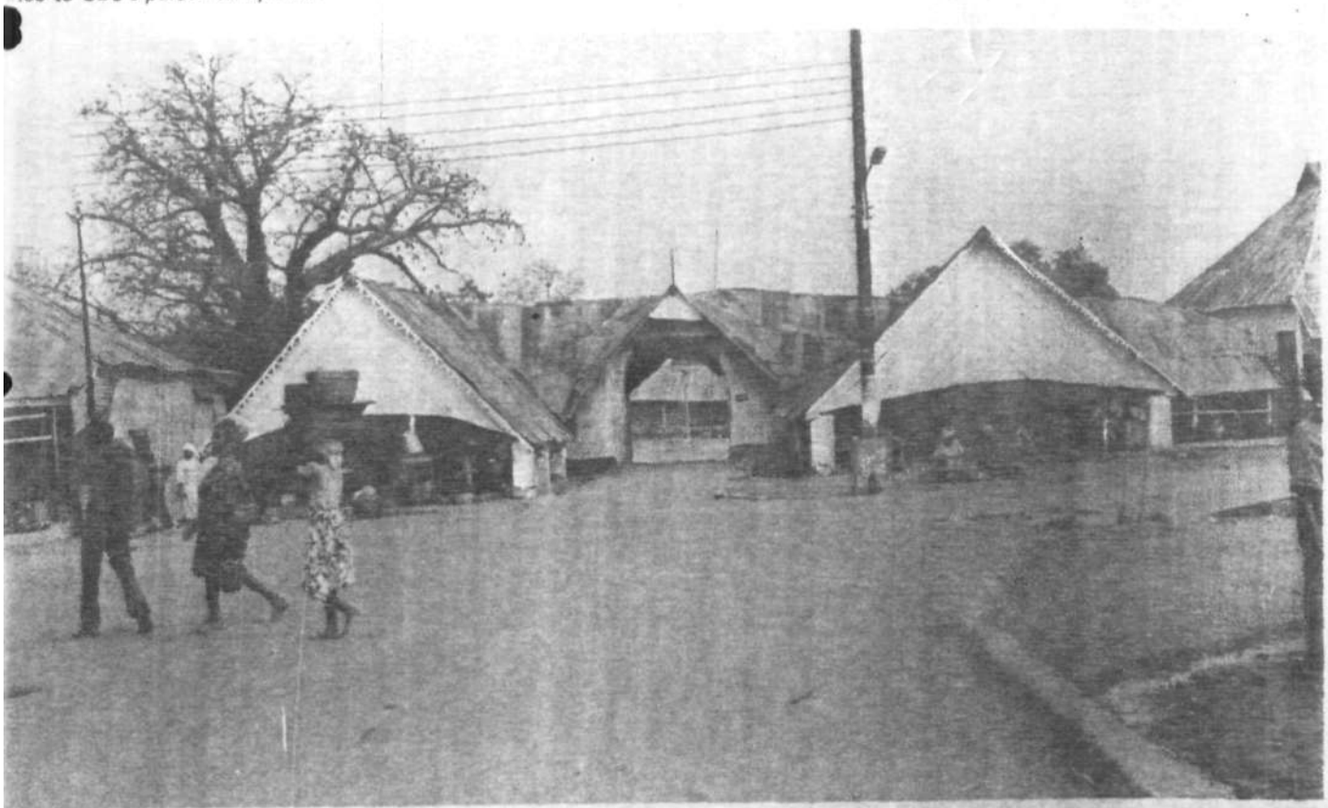
3 Family Structure and Life Style

basic household unit in Offa is the extended ly which is composed of several immediate lies living in the same compound. The average ehold size is relatively small: 4.98 persons rding to the 1974 field survey (see Appendix D). one-third (39 per cent) had one or more bers who had moved away from Offa in the last ears. Authority in the compound lies with the st male member. When the head of the family his authority passes to the next man in rank, usually the eldest son or a close relative living in the compound.

Children provide valuable assistance to their parents, depending on their age and the nature of the parents' profession. In general, it is considered that universal primary education has made children somewhat less of an economic asset to the family.

The sociological investigation revealed that, since girls normally mature earlier than boys, they are accorded the status of adults at 14–16 years while for boys

nce to Obo's palace compound



led to the creation of another centre nearby, grouping, the Owode periodic market, post office, police station, banks and rest houses. From these centres roads radiate to other parts of the town to form the residential areas.

From a survey carried out in 1974, the town within the boundary of the survey covered an area of 503 hectares which gives an overall gross density of 103 persons per hectare.

COMMERCIAL ACTIVITIES

Most trading take place at Owode market, the market attracts a lot of people everyday and even much more every 5 days, from other towns towards north-west to Ojoku and Ilorin north-east to Ajasse-Ipo and Oro, east to Ipee and Igosun and south-west to Oshogbo.

The 'Oja-Oba' market is held outside the Oba's palace every evening. There are many permanent shops along the main road between the two markets. Also within the residential area, most houses have rooms set aside for retain selling.

GOVERNMENT DEVELOPMENT:

The local government secretariat is situated along Iganna Road, apart from that many other government offices are scattered in various buildings along Ibrahim Taiwo Road, and within the area now proposed for the civic centre.

OPEN SPACES AND RECREATION AREAS

Recreational areas can assist social interaction, the residential communities are not well served with community buildings and open spaces.

The commonly used playgrounds are those provided for schools. Secondary schools' assembly halls are usually hired for any occasion that may require public indoor-gatherings.

Lack of well organised parks, the only place that serves that purpose, and is still commonly used is the 'Afelele' lake which has not yet been developed.

INDUSTRIAL DEVELOPMENT:

The town is only just developing in industrial activities, despite its advantage of having easy access to Nigerian markets and port - The railway - relatively good road links.

Many medium and large scale industries have taken off, offering more job opportunities for the inhabitants, e.g. Noble Beer factory, Okin Biscuits, etc.

SOCIAL SERVICES:

Presently there is only one federal educational institution in Offa. Most other institutions are managed by the state government. There are however some primary schools under the Local chool Management Boards, such schools are managed by the local government.

Present health facilities include a stage government general hospital and two clinics. There are other clinics provided by the local government and also privately owned hospitals, clinics and maternity homes.

It is important to note that these facilities have been provided to serve the population of the town, most of the towns around Offa also depend on these facilities.

PUBLIC UTILITIES:

An efficient public utilities system is a necessary pre-requisite for any form of sustained development

The present sources of water supply are the piped water network and shallow wells. Wells are however more reliable even though most residential units have piped network.

There is a dam across the River Oyun just about 6 km to the north of Offa and the reservoir is meant to serve Offa and other neighbouring towns.

There is no public sewerage system in Offa. Sewerage is disposed of in spetic tanks or ditches. The absence of this can increase public health hazards. The provision of such a system is essential and is one of the responsibilities of the local government.

There is electricity supply system in the town.

DEVELOPMENT POLICIES: (From the Master Plan - 1974-2005)

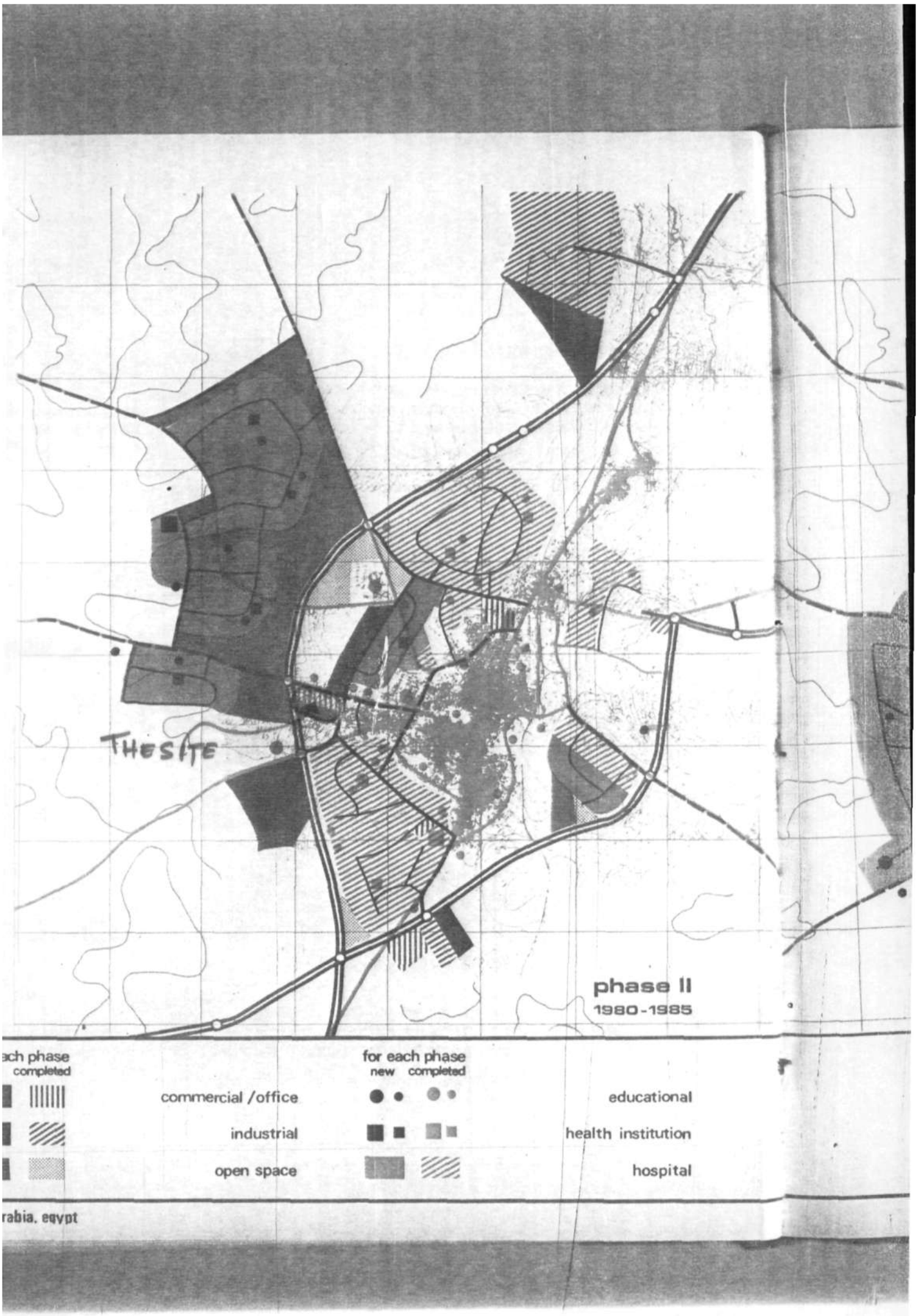
COMMUNITY BUILDINGS AND OPEN SPACES:

The main structure of the 'New' town consists of 7 main communities, 3 of which are developed from the old town. Each community is provided with a local market and shops, civic and religious buildings, primary health centre and a small local park with playground,usually close to a primary school.

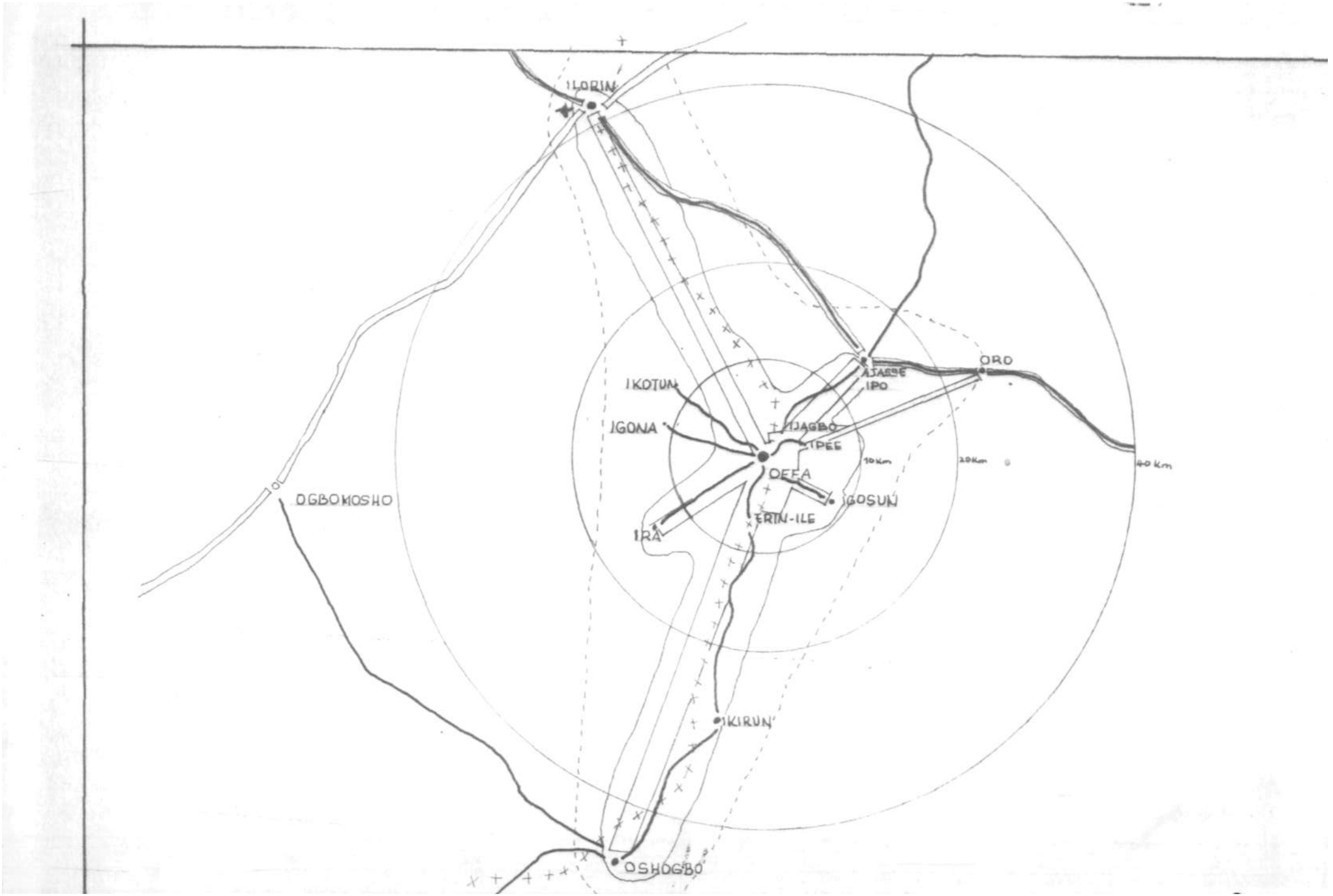
Each community is made up of several neighbourhoods, each is served by 2 primary schools, a small centre including health clinic, religious building and meeting halls and a site reserved for local retail selling.

A new town centre/civic and commercial has been proposed central to all the proposed communities about 4 km radius.

Already, some government offices have been moving to the new town centre, and a proposal has been made to move the 'Oja Oba' which has started out growing its present space to the new town centre.


THESITE
phase II
1980-1985
for each phase
new completed
commercial /office
industrial
open space
educational
health institution
hospital

rabia. egypt


ILORIN
IKOTUN
IGONA
AJASSE
IPO
ORO
IJAGBO
IPEE
OFFA
10Km
20Km
40 Km
OGBOMOSHO
IGOSUN
ERIN-ILE
IRA
IKIRUN
OSHOGBO

C H A P T E R F I V E

THE SITE

GENERAL LOCATION IN RELATION TO PLAN STRUCTURE OF MASTER PLAN

The site is within the large area proposed for the civic centre in the master plan.

The civic centre is boardered on all sides by roads, on the north side by Murtalala Mohammed road, which links the town with Igbonna - a neighbouring village, the same road divides the town centre and the civic centre. The traffic situation on this road is still moderate, but expected to increase in future, especially when the new town centre starts to function in full. On the south end, it is boardered by Ira Road, this links the town with Ira and other residential areas. On the west end by a proposed regional by-pass and on the east by a minor road which links many residential clusters.

SIZE:

The site is about four hectres and irregular in shape.

LOCATION CRITERIA:

The efficiency of such complex depends on how conveniently located it is in respect of majority of the community it is expected to serve.

. Accessibility to Users:-

-- This Site has the advantage of being close to the proposed by-pass, and within the town centre, and central to those residential areas expected to expand the most.

. The Site location has the advantage of being close to centre of transportation, apart from the good road network and footpath connections around the site, it is located close to the proposed motor park within the town centre.

. This site is located near other existing government offices. It is necessary to enhance integration with and not isolation from other government offices in order to serve the public efficiently.

In addition to this, the site is centrally placed within the town, with almost an equidistant radius from all the corners of the town.

The civic building is better located where it faces, the busiest parts (the town centre). Prdestrian traffic is controlled by providing wall linked walkways with the plaza, pedestrian crossings and bustops.

SITE ANALYSIS:-

NATURAL FACTORS

Geology:-

The geology of the site is simple with no identifiable geological forms.

Topography and drainage:-

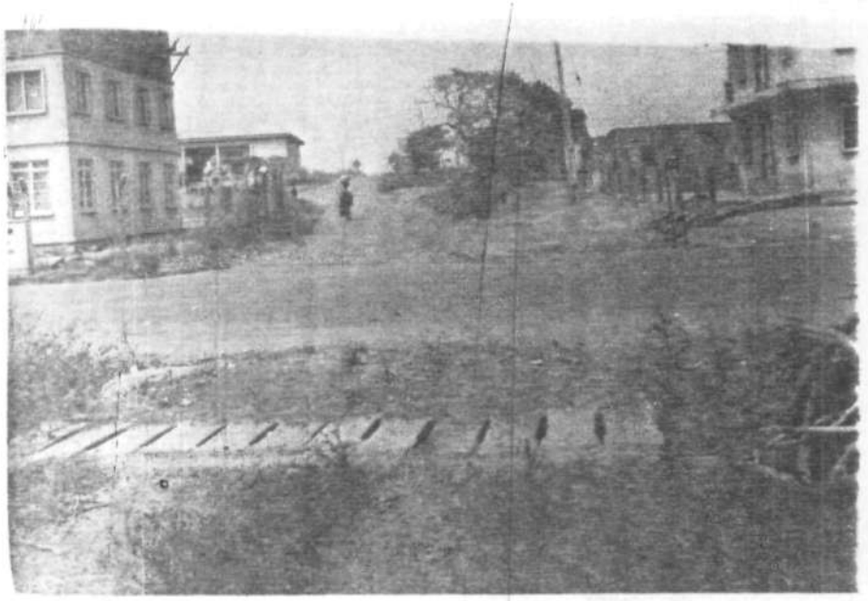
Topography of the site is even with gentle slopes towards the western part. Drainage is well developed.

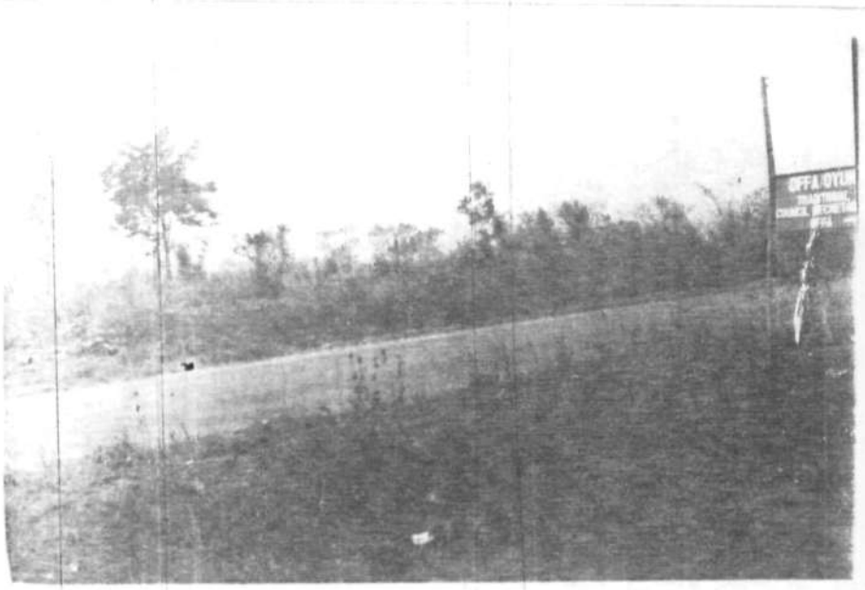
Climatic factor:-

No additional micro climatic condition on the site, it is general for the town as a whole. There is no extreme climatic conditions (discussed in chapter four).

= SITE . . . .

EWS.







Vegetation and Soil Type:-

The site has good top soil with few trees scattered all over the site.

Man-Made and Aesthetic Factors:-

There are a few parts of the area which have been cultivated for agricultural purposes, but most parts have been developed. Some government offices are located within the civic centre. Parts of the civic centre have also been used for residential purposes (on the eastern and southern ends). The location offers good views from different parts - towards town centre and residential areas.

CONCEPTUAL ZONING OF THE SITE AND SITE PLANNING:-

Conceptual zoning of the site is based on the following principles:-

... All activities of various elements within the complex are grouped in such a way that they have a functional relationship with each other.

... Problems of parking, drop offs and difficulties of approach, will be solved in a clear and organised sequence, in the circulation pattern.

... Pedestrians will generally follow the most direct paths.

... There should be a clear and unobstructed view of the entrance situations.

... Visitors parking will be linked with the building and within a short walking distance of the building.

Zone 1 - Public zone - Public access
Parking and plaza. Multipurpose
civic hall.

Zone 2 - Semi-public zone - local government secretariat.

Zone 3 - Semi-private and private zone - councillor's
zone.

Zone 4 - Common facilities zone.

Site Planning Concept:-

... The Town Hall complex is a civic building expressed as a monumental composition occupying its own space; not directly as part of the street facade.

... Set in its own landscape to offer contrast with its surrounding environment.

... The plaza is related to walls and height of the Town Hall, to give a sense of spatial enclosure.

C H A P T E R S I X

THE DESIGN

LOCATION AND ACCESSIBILITY:

The Town Hall is centrally located (within the proposed civic centre), it is accessible through two roads. - A main public access through Murtala Mohammed Road, and a Service road taken off the side road which links Ira road with Murtala Mohammed road, through the civic centre.

Parking has been provided relative to the number of councillors, and a percentage allowance relative to office accommodation.

Pedestrian and vehicular access have been separated by providing bus stops along the major road, and well linked walkways with the plaza.

Concept:

The design can be perceived as a compact one, although it is basically divided into four functional zones

-- The council suite

-- The local government secretariat

-- The Multipurpose theatre and Hall.

The above mentioned wings are linked together by a common area; which houses the staff canteen on the upper floor, public entrance on the lower floor. This area has been provided with a central void, to provide adequate lighting and ventillation.

The entrance hall, which provides access to the various units through stair cases and steps, where visual barrier is necessary, is also accessible through the outer plaza. The plaza is directly linked to the public parking areas and pedestrian routes from the bus stop.

Landscaped courtyards have been appropriately incorporated to achieve openess, natural lighting and cross ventilation in all parts of the building.

The basic concept of the layout is based on space hierarchy, activities requiring frequent public contace are placed on the lower floors.

STRUCTURE:

The structure is based mainly on csts-insituconcrete frames (except the theatre) with 230 slant on the outer part, tied by a structural grid deck floor. The structural bay is 6 m by 14 m for the local government secretariat and 6 m by 9 m for the council suite. The council chamber is roofed separately and higher than the council suite, however, the same concrete frame is used, but slanted on both sides.

The Multipurpose hall structure is basically space frame. The longest span being 40 m and tapering at both ends depth to span ratio is:- $\frac{1}{30}$.

The depth of the space frame should not be less than 1.3 m. with suspended acoustic ceiling.

Walls are non-structural (except few cases indicated on drawings) and expansion joints have been provided were appropriate.

FOUNDATION TYPE:-

Ordinary strip foundation will be proposed as the site is relatively free of such factors that are liable to cause movement such as:

.. unstable slopes in landscape area
.. underground water courses
.. areas containing fill materials
.. drain, pit and wells
.. concealed obstructions.

THE VARIOUS COMPONENTS OF THE DESIGN:

(A) THE COUNCIL SUITE:-

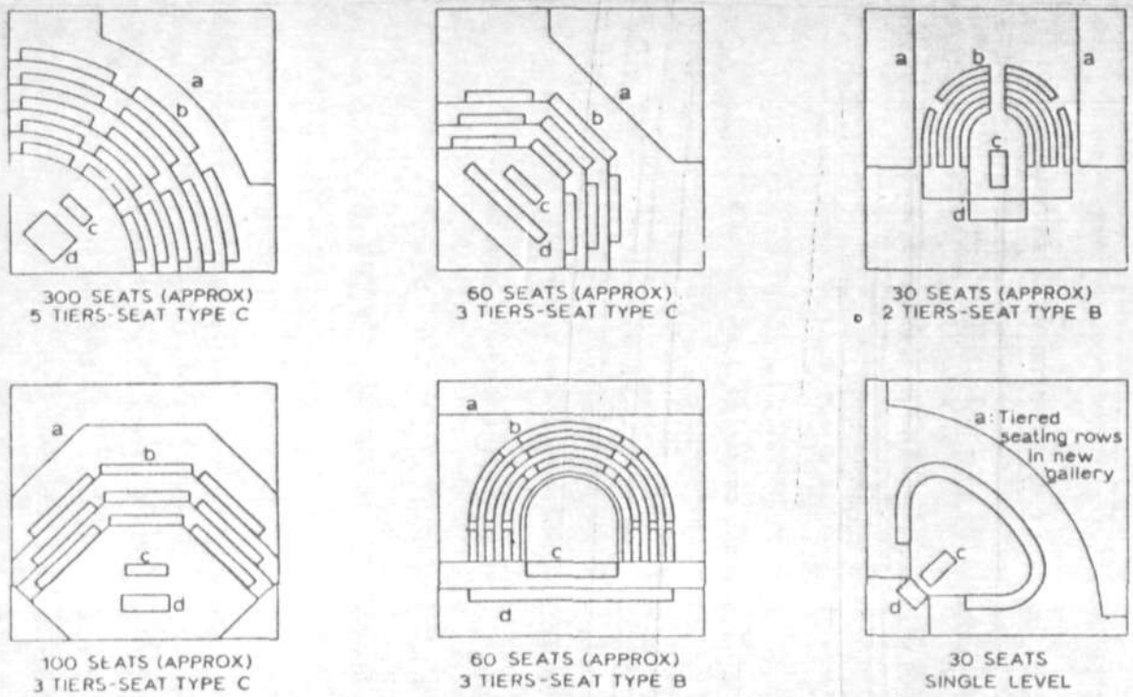
This is made up of the following parts:-

.. Council Chamber
.. Public and Press Gallery
.. Members Suite
.. Chairman's Suite
.. Citizens Lounge
.. Committee Rooms
.. Interview and Conference Rooms.

The Council Chamber

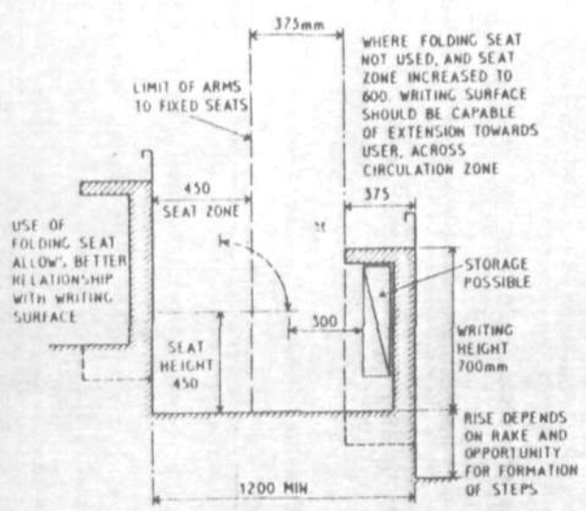
The Council Chamber provides for about 60 members at a seating. (The maximum number of Councillors allowed in the Edict is 30 members). Allowances have been provided to cater for changes in policy and joint committee and council meetings.

There should be a maximum of four - six seats in continuous rows with no seat more than three seats away from a gangway. The chairman and chief executive usually

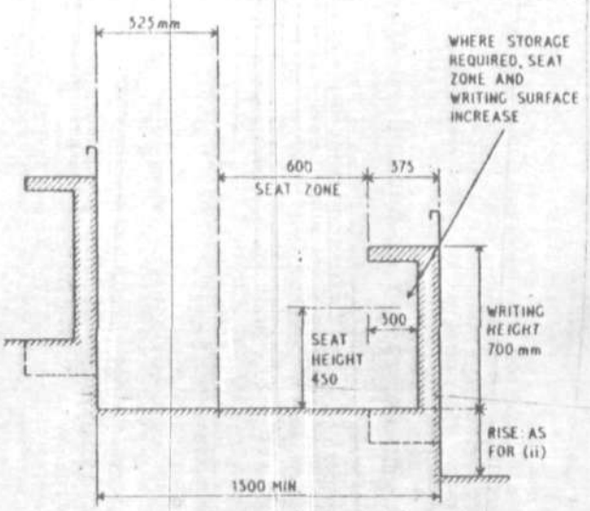


(i) TYPICAL LAYOUTS FOR VARIOUS NUMBERS OF SEATS, (NTS)

a = GALLERY, PRESS AND PUBLIC b = ORDINARY MEMBERS c = OFFICALS d = CHAIRMAN ETC.



(ii) SECTION FIXED SEATING
600 TO 750mm C.C.
Numbers of seats in a row must be limited to avoid disturbance



(iii) SECTION MOVEABLE SEATING
750 TO 900mm C.C.

Fig. 1.7. Council chamber seating

at the opposing end of the chamber. It is visually better to adopt the semi-circular or horse-shoe shape with good acoustic finishes.

The seats are stepped to give uninterrupted sound and good sight lines. The maximum ceiling height is about 7.5 m. with about 3 m^3 volume per person.

The council chamber is accessible to the members through the southern entrance (main entrance to council suite), it is on the ground floor level.

Provision is also made for public access to council proceeding. There is a public gallery on the upper level of the council chamber. This is accessible through the other end, i.e. through the main public entrance.

The members of the public and the council members have been separated with different levels and different entrances to minimize any disturbance from the public. The gallery is entered through the citizen's lounge.

The press gallery is on a lower level than the public gallery, but on the opposite end, is entered through the southern entrance; this is because it is essential for the press to see the faces and read names of members during council proceedings.

The galleries should provide good sight lines and uninterrupted sound. It should be acoustically "dead" by providing good sound absorbers on the floors and seats.

Member's Suite:-

This include, members' lounge, members' offices and reading room.

The member's lounge and bar provides internal interaction space for the members and possibly, visitors to the town hall. The reading room is located where it is easily accessible to the members and also members of the general public who may want to use it for references only.

Offices have been provided only for supervisory councillors (5 in number).

The Chairman's Suite:-

This consists of the chairman's office, a separate toilet, lounge and reading room, an interview room and a separate space for the secretary and receptionist. It relates with the council chamber and the members' suite.

The Citizen's lounge:-

The lounge leads to the public gallery and it is to provide space for interaction among citizens and the local bodies, this is a place where they can meet for interviews and discussions.

Conference and Committee Rooms:-

These should allow seating on both sides of the table.

They are located on the upper floors so that they are separated from the public, to reduce external noise.

Committee meetings are not opened to the public.

(B) THE LOCAL GOVERNMENT SECRETARIAT

The secretariat consists of the following departments:-

.. The Secretary's department

.. Public works department

.. Public Health department

.. Treasury department

.. Education department.

The building is basically an office block. In office design it is essential to consider flexibility and communication.

Flexibility:- The design is meant to be flexible, working positions can be regrouped as needed; departments can be reduced or just re-arranged. It gives equal working conditions to all employees and encourages closer contact between workers and their clients - the public.

Communication:- Easy communication can be achieved through flexibility, easy contact is essential within and between departments. Openess is achieved in the design by the absence of physical divisions within and between departments; but it should be borne in mind that contact with public is the most significant factor of the design, and also basic work types vary between departments - some are technical while others are purely administrative or clerical and each of these require different degrees of privacy, and of course there is also the question of hierachy and reflection of status.

Spaces which require 'privacy' are screened (1.5m) either singly or in groups close to each other. This has a double purpose, first any distraction or disturbance, either visual or acoustic should be reduced or as far as possible removed. Secondly individual working areas should be separated from each other both visually and

acoustically. A third by-product of screening off, is to give the employee the opportunity to personalize as far as possible his own working area in an otherwise depersonalize office. Screening will be ensured mostly by vertical stand screens or partitions wherever necessary, cupboards and shelves can also act as shielding survaces to some extent.

Acoustic problem created in this type of design will be minimised by the use of noise absorbing surfaces on walls, ceilings and floors, by using screens clad with absorbent material placed strategically with regard to noise sources, and by using furniture which are transparent to sound.

The departments are laid out based on their frequency of contact with the general public. They can therefore be grouped into

.. Direct functional services:

Those that are more frequently visited by members of the public e.g. Treasury Department and Education Department.

.. Indirect functional Services like those relating to public works and other technically oriented units.

The last can be grouped under organizational services, which have little or no contact with the public but are essential for the efficient administration and execution of authority functions e.g. Secretary's department and Services departments like Statistics, personnel, etc.

(C) THE MULTI-PURPOSE CIVIC HALL

The Civic Hall is made of a multi-purpose theatre with a capacity of 600 seats and a Banquet Hall which can be simultaneously used - can hold 200 people at a time.

The Civic Hall is accessible through the main entrance to the complex, but provides exits to the plaza at strategic points that open out to the plaza and parking area.

The multi-purpose theatre is designed to be suitable for different functions that may require different acoustical and visual volume.

Such functions may include:

.. Concerts (Musical)

.. Drama

.. Public lectures (speech)

.. Film shows.

Like all theatres, the Multi-purpose theatre is typically divided into three parts:

.. The public area

This include the foyer, bar and box office.

.. The Auditorium

.. The Actor's area

The stage, changing rooms, props stores, etc.

The Public Area:-

The Foyer

The foyer is not physically separated from the main entrance hall to the complex; it is however visually

separated by the use of steps, to define the space as it relates to a functional unit of the complex.

It will serve as a place where people can 'hand around' before and after any performance.

A bar is provided with plenty of room for seating.

Box Office:-

This is located between the entrance to the auditorium and foyer, two counters are provided for each purchase of tickets and in that way avoid long queue.

Toilets:-

The number of toilet provided are based on standards, their location is between the auditorium and foyer so that they can be easily reached from any part of the building.

For male public - one W.C. per one hundred up to four hundred for over four hundred, add at the rate of one per two hundred and fifty.

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

For female public - two W.C. per one hundred up to two hundred for over two hundred add at the rate of one per one hundred.

Administration:-

The minimum space per person is 0.5 m^2 for each seat, escluding circulation space.

The maximum distance from the effective centre of

the acting area to the furthest seat in the auditorium has visual and acoustic limits, it varies according to the type of activity.

Visual Limits:-

Given a full view of the performer, there is still a limit to the distance at which he can project his performance and 'hold' his audience. For most plays it is essential that the audience should be close enough to discern facial expressions. The accepted maximum distance from stage to last row is 20 m. from the geometrical centre. In the case of Musical concerts it can increase to 30 m.

Acoustic Limits:-

The acoustic characteristics depend on behaviour of sound reflections and period of reverberation - which can be short for clarity of speech and longer for music. This depends mainly on

-- the amount of sound absorbed and reflected by the surfaces of the auditorium and the volume of the auditorium and stage. It is important to note that, design of reflecting and absorbing surfaces can assist acoustics, but there is a limit to the size of a space in which sufficient clarity of unaided speech can be maintained. Acoustic characteristics can be altered physically to a limited extent by covering or uncovering sound absorbing surfaces, and by use of sound reflectors.

Seating Arrangements:-

... Back to back distance between rows of seats with backs = 760 mm (min)

... Minimum back-back distance between rows of seat without backs 610 mm.

... Minimum width of seats with arms 510 mm.

... Minimum width of seats without arms 460 mm.

... Unobstructed vertical space between rows 305 mm.

... Minimum width of gangway - 1070 mm.

Balcony Front:-

Contains three tier seats.

Minimum width of top rester = 250 mm.

Guardrail provided opposite full width of the end of each gangway.

Sight Lines:-

The section through the stage and auditorium at any point is dictated by vertical sight lines, affected by the following factors:-

... Maximum distance desirable for the spectator, farthest from the performance.

... Depth of Acting area and vertical height above it, essential to type of performance.

... Nearest and lowest part of the stage which must be within unrestricted view of spectator.

... Highest point in acting area which must be visible to the spectators farthest from the stage.

The Actor's Area:-

The Stage

The height of the procenium is determined by sight lines from the highest seat in the auditorium.

The steeper the auditorium rake, the higher the proscenium and the higher the fly tower.

The Apron stage has the advantage of open stage effect i.e. by bringing the acting area into the same space as the audience.

THE ACOUSTIC OF MULTIPURPOSE - AUDITORIUM

Factors Affecting the Hearing of Speech

-- The speaker must speak loudly enough or his speech must be amplified, as is necessary in all large auditoria.

-- The room must be free from noise an excessive reverberation.

-- The shape of the room must be designed so that it is free from echoes and interfering reflections in order to provide the optimal distribution of reflected sound to all listeners.

If the speech is not amplified, as is usual in a small auditorium or an intimate theatre, the speaker must face the audience or face nearby reflective surfaces that reflect speech energy to the audience.

REQUIREMENTS FOR AUDITORIUM, WHICH MUSIC IS TO BE PLAYED

(1) Clarity:

(i) distinguish between instruments

(ii) distinguish between notes.

(2) Fullness of tone.

(3) Balance of loudness between instruments.

(4) Blend.

(5) Avoid obvious acoustical faults such as echoes - long reverberations.

(6) Low level of instructive sound, from outside or inside the theatre.

Considerations for Conflicting Requirements for Speech and Music:-

This requirements can be resolved if the volume, shape and reverberation of the auditorium can be varied over suitable ranges that are strictly designed to meet the optimal acoustical requirements for speech and for different types of Music. However a shape that is optimal for music will be satisfactory for speech.

... The seating should consist of upholstered with sound absorption characteristics.

-- Reverberation:

This imrpves acoustic conditions for the audience provided it is neither too much nor too little.

-- Reverberation is directly proportional to the volume of the auditorium and inversely proportional to the amount of absorption in it.

-- Reflectors:-

Ceiling reflectors are of great help. They should be designed, so that the reflections are concentrated. In designing reflectors it is necessary to decide on the positions of the sound sources.

The aid provided by reflectors is most necessary to an actor who is speaking from far up stage, as in this case the stage house and procenium arch have the greatest disabling effect.

It is important to ensure that generally satisfactory distrubition of sound is obtained by studying other patterns of sound reflections resulting from sound sources in other positions.

Materials used for reflectors must be smooth and non-porous.

(D) OTHERS:-

(1) Catering Facilities:-

.. Staff Canteen - Restaurant

.. Outdoor Snack bar

.. Kitchen.

The staff canteen is provided within the common activity zone, it is placed on the first floor, above the entrance hall and provides dining space for about one hundred people at a time assuming a space standard of 1.4 m^2 per dinner.

It is served by a kitchen which is also connected to the banquet hall.

Kitchen delivery is through a staircase which opens to the service courtyard.

Kitchen waste is removed by using waste disposal chutes.

(2) Ancillary Facilities:

Plants, maintenance workshop, etc.

(3) The Plaza

Landscaped civic square which can be used for social or political gatherings.

The plaza is defined and related to the Town Hall by the use of some landscaped elements as visual barriers where necessary, giving it an identity due to spatial enclosure.

Typical Components of the Landscape Design:-

--Ground Texture

The textural finish of the ground is a source of delight in itself, it also

-- sets a general visual character and scale,
-- plays the role of guiding or controlling activities,
-- distinguishes areas of different functions
  -- roads and footpaths,
  -- parking lots
  -- play areas
  -- spots for standing or sitting.

--Sculpture

It is a symbolic expression of

-- strength and permanence.
-- culture.

--Water

By use of fountains and water pools:-

-- to create an impression of coolness in its immediate environment.

-- It also plays with light, by acting as a reflective surface e.g. of the sun and the changing colours of the sky.

--Plant Materials

-- Can be used for:-

-- distinguishing and expressing some activities

-- shaping the sensuous form of spaces

-- maintaining good microclimatic conditions for human activities, as well as offering shade and relaxation areas.

SCHEDULE OF ACCOMMODATION AND SPACE REQUIREMENTS:

LOCAL GOVERNMENT SECRETARIAT

The office block houses the following departments:

.. Secretary's Department
.. Public Health Department
.. Treasury Department
.. Public Works Department

Basic office space required depends on type of work, use of equipment or machinery, degree of privacy and storage needs.

The partitions in each department is based on the different units within the department, which can be divided further according to furniture arrangement.

DEPARTMENT	UNIT	COMPONENT	SPACE REQUIREMENT (m^2)
Treasury	Treasury	Treasurer Receptionist Interview Room Confidential Secretary	60
	Licensing	Executive Officers (Nos.4) Clerical Officers General Public Circulation Space	102

DEPARTMENT	UNIT	COMPONENT	SPACE REQUIREMENT (m^2)
Treasury	Treasury:- Accounts	Accountant Assistant Accountant Clerical Officers Machine Operators	132
	Cash Office	Executive Officers Clerical Officers Public Circulation Strong Room	30
	Pay Office	Clerical Officers Executive Officers Public Circulation Officers	36
	Internal Audit	Auditors Audit Clerks	36
	Department Administration	Clerical Officers Typist/ Secretary Executive Officers Accounts Officers	90

DEPARTMENT	UNIT	COMPONENT	SPACE REQUIREMENT (m^2)
Education	Chief Education Officer	Chief Education Officer Confidential Secretary Interview Room	54
	Local School Management Board	Secretary LSMB Education Inspectors	60
	Education Statistics	-	36
	School Suppliers	-	36
	Adult Education & General Reading Services	-	144
	Department Administration	-	108

DEPARTMENT	UNIT	COMPONENTS	SPACE REQUIREMENT (m^2)
Public Works	Chief Engineer	Chief Engineer Confidential Secretary Interview Room	60
	Chief Architect	Chief Architect Confidential Secretary	42
	Design Studio	Draughtsmen Architects Town Planners Surveyors	90
	Printing and Photo-Copying	Printers Assistants Stores	52
	Estate	Executive Officers	66
	Department Administration	Executive Officers Clerical Typists Accounts Officers Store	132

DEPARTMENT	UNIT	COMPONENTS	SPACE REQUIREMENT (m^2)
Public Health	Staff Clinic	Medical Officer of Health Consultant Waiting/ Reception	60
		Staff treatment: Medical Officers Nurses waiting room	90
		Medical laboratory assistant	30
	Environmental Health Services	Health Superintendents Health Inspectors Schools Health Officer Market Superintendent Officer	150
	Social Welfare	Social Welfare workers Clerks Typists	95

DEPARTMENT	UNIT	COMPONENT	SPACE REQUIREMENT (m^2)
Secretary' Department	Secretary's Suite	Chief Executive Confidential Secretary/ Reception, Typists Interview Room Assistant Chief Executive	195
	Central Administration	Administrative Secretary Administrative Assistant Stenographers and Typists Duplicating and Photocopying	270
	Establishment	Chief Personnel Officer Personnel Officers and Assistants Secretaries Clerical Officers Typists	120
	Labour	Personnel Officers and Assistants Clerical Officers	60
	Statistics	Statisticians and Planners Executive Officers Typists	

DEPARTMENT	UNIT	COMPONENT	SPACE REQUIREMENT (m^2)
Secretary' Department	Community Development	Executive Officers Clerical Officers	60
	Common Facilities	Central Supplies Telephone Operator Caretaker's, etc.	120

(2) COUNCIL SUITE

Allow 1.2 m^2 per seat for members and 0.6 m^2 per seat for public gallery:-

UNIT	COMPONENTS	SPACE REQUIREMENT (m^2)
Chairman's Suite	Chairman's Office Lounge and Study Confidential Secretary and Interview Room	140
Member's Suite	Member's Offices Member's Lounge Reading Room	378
Council Chamber	Member's Seating and Circulation	143
	Public Gallery	54
	Press and Visitors Gallery	182

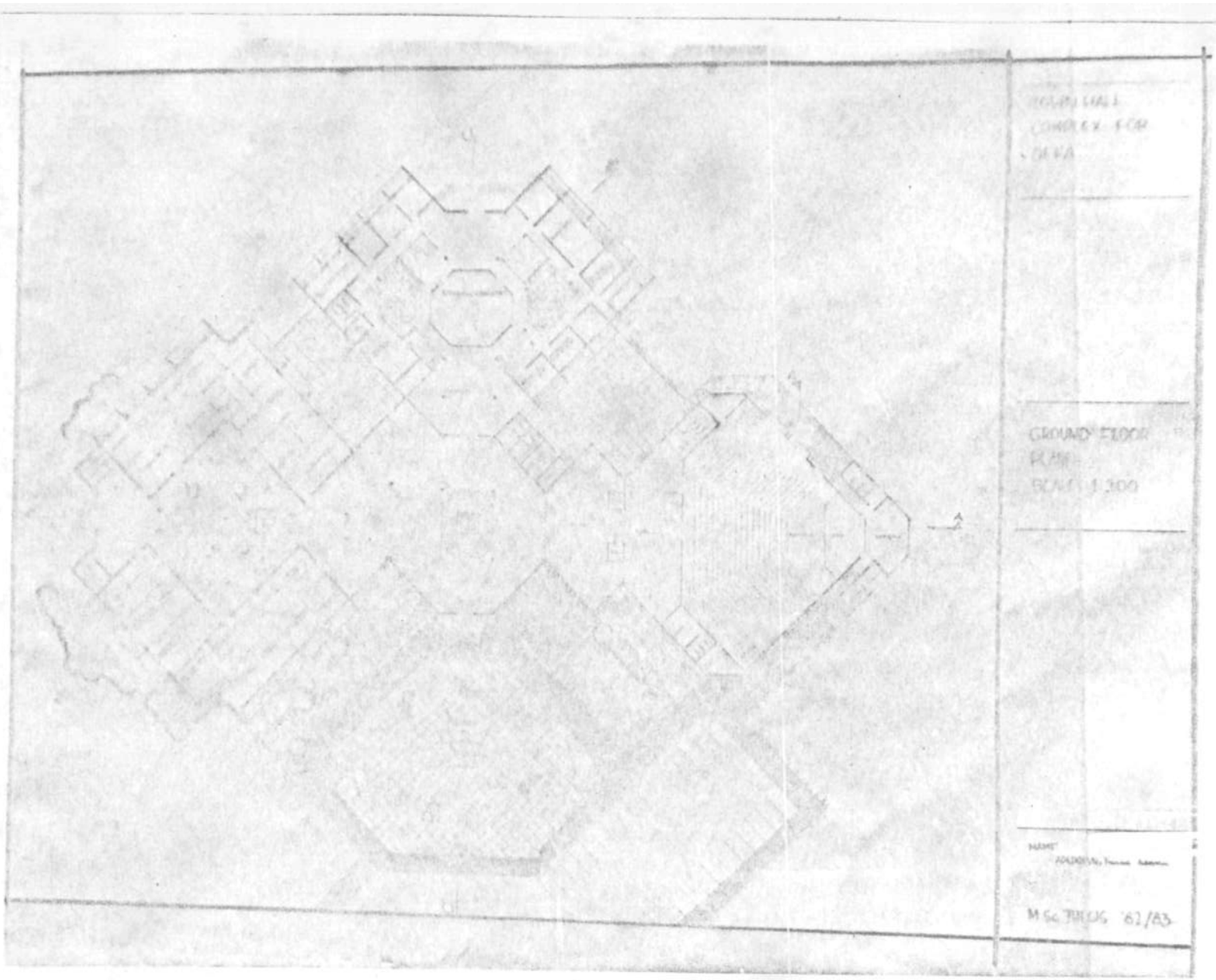
UNIT	COMPONENTS	SPACE REQUIREMENT (m^2)
Committee Rooms	Committee Rooms Interview, Conference	72
Exhibition and Public Circulation/Lounge	Exhibition Hall Citizen's Lounge	336
Registry and Secretariat Services	Principal Registrar Marriage Registrar Executive Officers Counsellors Clerks typist/Waiting area.	155

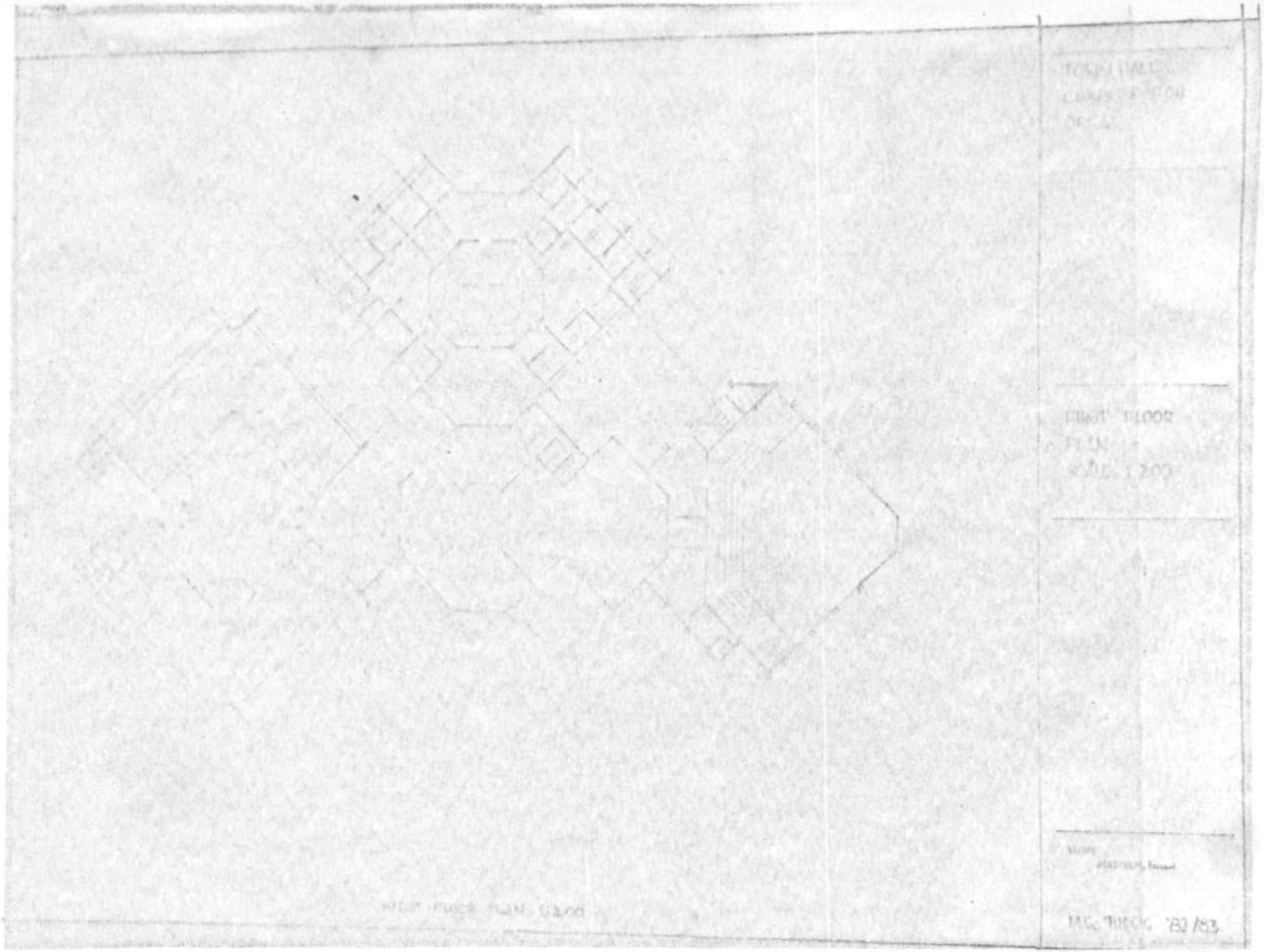
(3) MULTI-PURPOSE HALL

UNIT	No. of PERSONS	SPACE REQUIREMENT (m^2)
Banquet Hall	1.4 m^2/person - 200	312
Auditorium	0.6 m^2/seat - 600	360
W.Cs	Female 8 No. Male 5 No. + Urinals	80
Foyer + Lounge	0.5 m^2/person	436
Box Office Projection and Control room		24
Actor's area . Stage . Changing rooms . Props		188

(4) Staff Canteen 1.5 m^2/dinner
+ Kitchen - 100

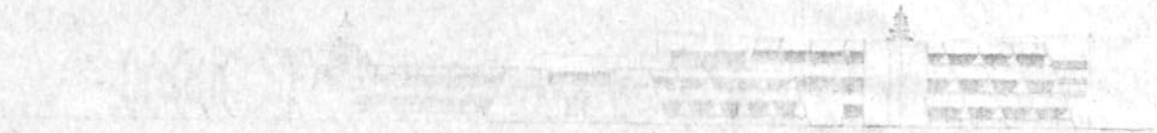
(5) Car Parking:


GROUND FLOOR
PLAN
SCALE 1:200





APPROACH ELEVATION



REAR ELEVATION

ELEVATIONS 1 2

CONCLUSION

Frederick Gibberd in his book, Town Design, gave the following description of a typical civic buildings:

> "..As first principle, the major civic buildings must be in themselves, the most impressive in scale and arthitectural character, and must also occupy the most impressive site.....
> there is also a need for a dominant space, a place to be in, rather than an object to look at ....
> this is the principal civic space ... and it forms the major meeting place for the inhabitants..."

Local governments are the basic democratic instruments for any effective government, at the same time, the effectiveness of any local government depends on individuals participation within the locality. Main goals of the local government cannot be achieved, if it is assumed that adequate financial resources and good administration are all that are needed.

This thesis has attempted to make a contribution to the different ways individual participation can be achieved in their local development that has been done by providing a Town Hall complex which tries to integrate administrative and social functions.

The central location of the site makes the Town Hall the most dominant feature of the town. This also expresses it's authoritative significance more than if it were placed somewhere else. It's symbolic nature gives the citizens a sense of recognition.

The design is a compact one and it is divided into three main units, based on frequency of contact with the public.

The first unit provides accommodation for functions that involve policy decision.

The second deals with that which executes policy decision and administration of municipal functions.

The third unit is for public functions, to encourage social interaction among citizens.

Physical barrier between different units has been avoided to achieve openess.

In order to achieve flexibility in use of the office spaces, internal columns have been ~~used~~ avoided. This has the advantage of easy accessibility to the public, and easy interaction among workers.

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