TITLE PAGE

FARIN RUWA HOTEL
LAFIA (NASSARAWA STATE)

(A SOCIO-CULTURAL CRITERIA IN HOTEL DESIGN)

BY

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NOVEMBER, 1999

DECLARATION

I hereby declare that the Information contained in this thesis is the result of an honest research undertaken by me and that no part of it had been accepted for publication.

All sources of Information have been duely acknowledged by way of reference or otherwise.

Signature

23/1/2000

Date

DEDICATION

This thesis is dedicated to God Almighty for sparing my life to witness the completion of this thesis work. May his love continue to shine on us in Jesus name.

Also this thesis is dedicated to Mr. and Mrs. T. Makun.

DIGITIZED

CERTIFICATION

This thesis entitled, Farin Ruwa Hotel Lafia (Nassarawa State) by MAKUN Yakubu CHARLES meets the regulations governing the award of the degree of Master of Science in Architecture in Ahmadu Bello University Zaria, and is approved for it's contribution to knowledge and literary presentation.

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ABSTRACT

All over tropical Africa, sweeping changes over the last Century have innevitably disturbed traditional life and form. The changing economic, political and social condition have altered peoples basic architectural requirements. This brings us to asking one question. Should one's Culture be thrown apart in the ongoing plethora of modernism or Should it save how adapt itself to the 20th century way of life in respect to the field of architecture?

"Culture" or "civilisation" taken in it's wide ethnographic sense, is that complex whole which includes knowledge, belief, art, morals, law custom, and any capabilities and habits acquired by man as a member of a society B. Taylor (1958).

The hotel is an establishment with the primary aim of providing accommodation, with the provision of food and drinks as supporting facilities, first introduced into the country by the colonial masters, during their civilising mission to Africa.

Investigation however shows that:

(i) The hotel which was a product of the western civilising mission and the development of the beer parlours and brothels often referred to as "hotel", has altered some peoples perception about what takes place in a hotel. This has lead to some of the populace viewing the hotel as contrary to their "culture or civilisation" because of the influence of the early forms of civilisation in the northern part of the country,

(ii) There are certain ways in which some facilities are planned or positioned in some hotels which does not go down with the social values of some of the populace in

Northern Nigeria,

(iii) There are certain other factors which are the resultant effect of the early form of civilisation which form hinderances to hotel patronage in northern nigeria.

Therefore, the thesis seeks to identify those aspect of the culture which form hinderances to hotel patronage with respect to northern nigeria. The thesis also seeks to identify those aspect of the culture which may be translated into design to adapt the culture to the 20th century way of life in respect to the hotel industry in order to reduce social conflicts, there by boosting patronage.

The thesis demonstrated through empirical evidences that because of "culture" or "civilisation" by the definition of B. Taylor (1958), that some spaces or functions in todays hotel often result's into conflicts because the social values of some of the populace. The thesis went further to evolve a design proposal based on the empirical evidences available which may reduce the menance of social conflict in the hotel industry following the principles of hotel design, with respect to northern nigeria as described in the thesis scope and methodology.

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CHAPTER ONE

INTRODUCTION

1.1 THEORETICAL BACKGROUND

All over tropical Africa, sweeping changes over the last century have inevitably disturbed traditional life and form. The changing, economic political and social conditions have altered peoples basic architectural requirement.

The ever sticking fast moving world of today's Automobiles carry travellers over the globe, either as tourist or as in normal course of their business and the quest for leisure and entertainment, which often require hospitality and services of a good standard in the form of hotels, and guest inns.

According to the 1956 hotel proprietors act. The hotel is an establishment offering food and drinks with the primary aim of providing accommodation to any person who appears willing to pay for services offered. They are often of various types and classes, such as The City hotel, Motel, Airport hotel and the Resort hotel. The Automobile Association (A.A) has given some criteria for the classifications of hotels, and they are: The one star hotel; These are hotels and Inns generally of small scale with adequate facilities and furnishings. With all bedrooms with hot and cold water and adequate arrangement for lavatory and provide for meals for only the resident guest. The two Star hotel are hotels offering a higher standard of accommodation and some private bathrooms and showers. The three Star hotels are the well appointed hotel with more spacious accommodation with large number of rooms with private showers and bath also

meals and other facilities provided for the resident and non resident guest. And the four Star hotel are exceptionally well appointed hotels offering a high standard of comfort and services, while the Five Star hotels offers exclusive luxury in it's accommodations and facilities of high international standard.

1.2 PROBLEM DEFINITION

One question to ask should we allow a peoples culture to be thrown apart in the on going plethora of modernism or should it some how adapt itself to the 20th century way of life?

"Culture" or "Civilisation" taken in it's wide ethnographic sense, is that complex whole which includes knowledge, belief, art, morals, law, custom, and any other capabilities and habit acquired by man as a member of a society B. Taylor (1958).

Historical development studies has shown that the hotel emerged from the tavern by a simple expedient name change in europe. The tavern were local places for rendervous which included the ale houses which was a local drinking shop in addition to this, was the inn before the 11th century. But by the 11th century when hospitia was beginning to be commanded by religious houses and also law on liquor was imposed, this lead to a sharp distinction between the Inn, on one hand and the tavern on the other. By the 17th century social, political and economic changes in europe allowed for the tavern to be associated with the inn

and this, lead to the emergence of the hotel as an important social institution in europe. An example is in the book by Daniel J. Boorstin titled the "American Experience" he talked about how the hotel has helped to shape the American culture.

In Nigeria, historical accounts have also shown that the hotel was a product of the Western Civilising Mission brought into the Country by the colonial masters and it's design, planning and nature of activities was to cater for initially. The colonial masters, foreign businessmen and the few local elites as identified by Gumel (1985). Elites here means those that have attained formal western education.

Northern Nigeria territory came from the east (Arabia) following the great Camel track across the Sahara desert which brought into the country the arabic civilisation and religion among about 90% of it's populace. And where the religion represent a minority in the population (see fig 1). Investigation however, shows that:

i) The hotel which was a product of the Western Civilisation, And also, the development of the beer parlous, and brothels often referred to, as "hotel" has altered some peoples perception about the hotel. This has led to the emergence of social conflict in the hotel industry. Because of the influence of the early form of "civilization" or "culuture".

ii) There are certain ways in which some facilities are planned or positioned

in some hotels which does not to down with the social values of some people belonging to this "culture" or "civilisation" which even reduces the image of the hotel to that of the said "hotels."

iii) There are certain other factors which are as a result of the early arabic civilisation and which may form hinderances to the hotel patronage in Northern Nigeria.

iv) Some of the populace do not view the hotel as contrary to their culture in any form because of the colonial ethics, which worked on a definite principle. It sought to alienate a people from itself and thus establish an absorb theory that we Africans had no history or religion, we simply lived in a primitive universe out of which we had to be rescued by their civilising mission

1.3 AIMS AND OBJECTIVES

i. The thesis shall seek to identify those aspects of the "culture" or civilisation in Northern Nigeria which may form hinderances to the hotel patronage. And also find reasons for the view held against the hotel.

ii. Also the thesis seeks to identify those aspects of the "culture" or civilisation which may be translated into design in order to adapt the "culture" or civilisation into the 20th century way of life in respect to the hotel, to reduce menance of social conflict in the hotel to boost patronage. And also

sympathise with those affected by this cultural phenomena in the on going plethora of modernism.

iii. Finally the thesis seeks to identify those facilities, design approach which may be necessary to be incorporated into design proposal which may boost patronage of the proposed design in the locality of proposal study.

1.4 METHODOLOGY

For clearity sake northern Nigeria here, refers to towns in the Northern territory where a series of Mohammedan dynasties were established as their early form of civilisation (See Fig. 1). A case study of some hotels in Northern Nigeria in the form of questionnaire, interviews, discussions and observations by the researcher with the following groups of people.

i) Resident and non resident guest of the hotel at the time of researcher's visits.

ii) Management and non management staffs of the hotel.

iii) Potential patrons of the hotel in the locality.

Also the use of random sampling of questionnaire of the population who are regular and potential patrons of the hotel industry resident in Northern Nigeria.

The criteria for selection of hotel shall be: the Star and location of the hotel. The Star of hotel shall be in the ranges between three and five. The criteria for selection of location of hotel shall be in towns of Northern Nigeria where religion

Fig 1

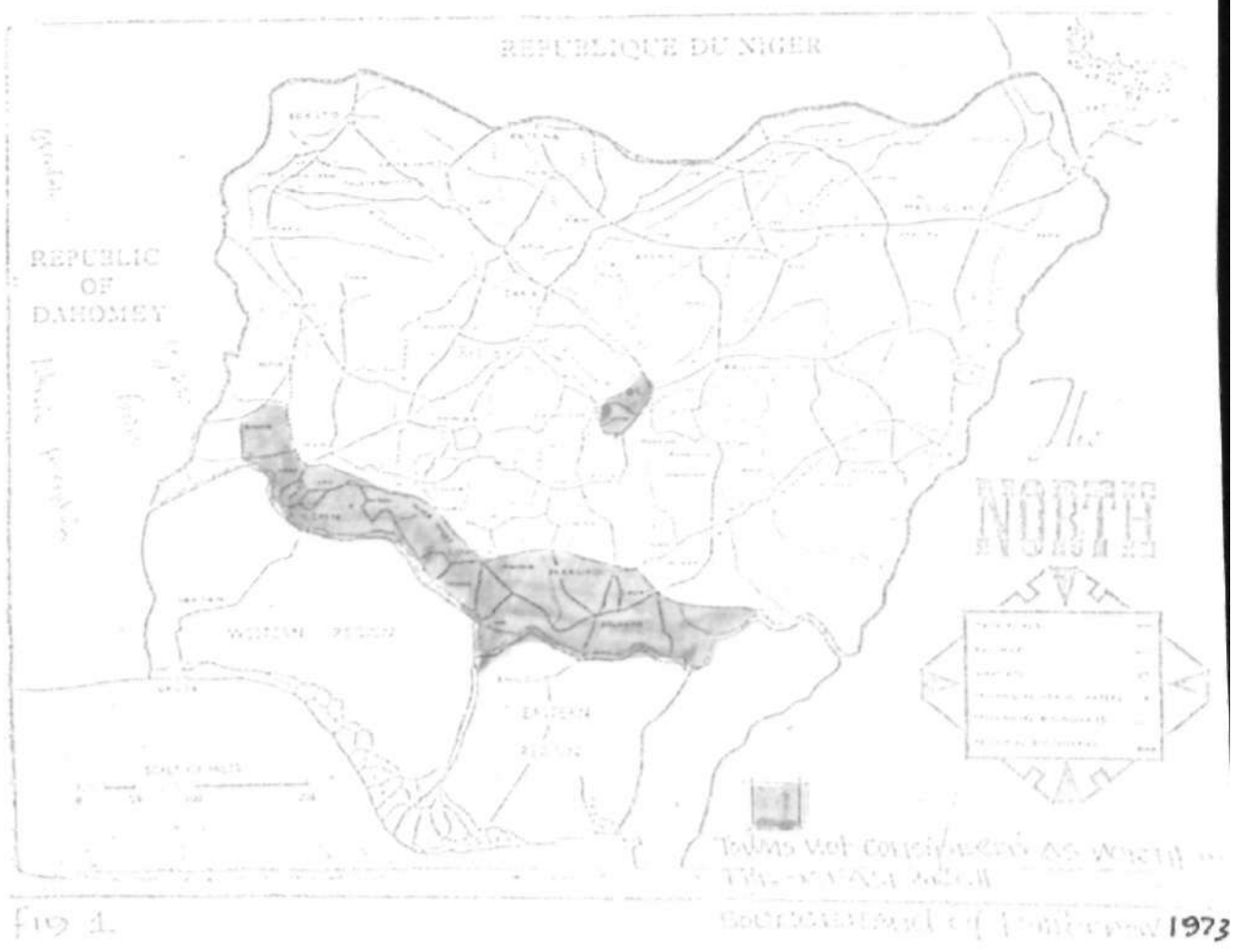


Fig 1.

1973

in 1996 with Lafia as it's state capital located on a regional trunk A road linking the north to the eastern part of the country and it's abundant, solid mineral deposit and agricultural as well as it's climatic variables. Also its various tourist potentials such as the "Hunki" lake, "Doma" Dam, "Farrin ruwa" falls etc and it's close proximity to the Federal Capital territory gives us a base for this study.

1.7 SCOPE AND LIMITATIONS

The scope of this thesis shall be concentrating on the architectural determinants of the hotel and principles of hotel design. The research shall be considering only those aspects of their "Culture" or civilisation in Northern Nigeria which may form hinderances to hotel patronage. Case studies shall be drawn from Katsina, Kaduna, Zaria, Minna and Lafiya towns.

The availability of statistical data which are recent on the hotel patronage might prove difficult also the peoples reactions about the hotel can only be gotten from interviews and questionnaires which respondents might not be willing to fully co-operate with the researcher and some hotels may not want the researcher to interfere with their cliients.

1.8 ARCHITECTURAL SIGNIFICANCE

The architectural significance of this thesis, is to bring to the notice of the architect the influence which "Culture" or "Civilisation" has on the design of hotels in some towns of Northern Nigeria.

CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 HISTORICAL DEVELOPMENT OF HOTELS

The beginning of catering and hotel keeping can be traced back to ancient civilisations such is the resemblance between those and the modern times and gradual has been it's development.

The development of hotel can be traced back to AD 79 when the Romans conquered Italy they set up Inns known as divorsoria and in addition to this, was the Ale houses which was the drinking shop. When the romans left most of where they conquered, the Inns were left to decay. A clear historical account which can be traced is that of Britain.

2.1.2 Early Middle Ages

In the 11th century England had comparative peace and development, travellers were people on foot and if horse back and was dangerous to travel because of robbers therefore travellers moved in groups and sought shelter by night, at this period religious houses and private persons offered accommodations and they were often of various classes such as the noble houses. In the 12th and 13th centuries Inns were not common because better class people preferred to stay with acquaintances or monasteries and this retarded the growth of private Inns. During this period there was an interesting discrimination against travellers class

on the religious part. The better class people were allowed to stay in monasteries because it is through these better class people that the monasteries existed and the poor were also received in the monasteries based on charity while the middle class were left to be accommodated in private houses based on humanitarian grounds. This reason under the norman rule in Britain led to the development of private Inns known as the common Inns in order to distinguish it from the noble houses. At this period we can see clearly that accommodation was based primarily on the classes of guest to be accommodated. By the 14th century taverns began to be associated with the Inns, and taverns were places where local rendervous takes place and recreation and restricted to providing casual refreshment and food within certain hour and this was an equivalent of the modern day bar.

As the middle ages drew close Inns were beginning to increase in importance, factors responsible for this, was that private hospitality was gradually ceasing and the influence of Church on the social life began to wane and travel was rapidly on the increase due to business activity owed to wool in Britain. The hospitia of religious houses which had for centuries furnished shelter were on their way out, and the quality of accommodation were left to be desired by the owners. Towards the end of the middle ages England had a proper system of public hospitality and the English Inns reached it first stage of development.

Changing social and political system in the 16th century favoured inns, The tudur Inn built in (1485 - 1603) on a large scale with galleried court yards and

consisted of chambers for the high classed people. The tudur architecture has a quadrangle layout for the performance of religious plays.

The sharp distinction which has been drawn between the tavern on one hand and the inn began to wane by the 17th century as the law against ale houses began to relax, this contributed considerably to the growth of inns as an important social institution and for business transaction purposes. At this period it's development rose from more than providing lodging and stabling. Although there was a great variation in the standards of hospitality offered. The large inns, particularly offered a high degree of comfort and service by the end of the 18th century, inns rarely had common dinning rooms the better class guest ate in private rooms and the poorer travellers, including the servants eat in the kitchen and there was class distinction between those who travel on foot and those who travel inside wagons. At this period also with the advent of industrial revolution the a class of travellers began to emerge and this gave rise to different types of hospitality such as the commercial inn, the holiday inn.

2.1.3 The 20th Century

The 20th century was a period of great social and economic change, in which political controversy led to new social legislation and inventions acted as a new stimuli to industry and trade.

The motor car entered into competition with the railway in 1904 this led to

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the increase in travellers and holiday makers and it gave rise to a new dimension in Inn keeping.

In 1939 there were social changes with gradual breaking down of social barriers and class distinction and rising standard of living of the lower income groups in Britain and overseas and this had a considerable bearing on the development of the British hotel and catering services. Also post war changes have given way for a new dimension also in the hotel industry. In the 20th century the hotel signified a departure from the customary method of housing guest into something more luxurious, ostentatious, with hotel managers, page boys, receptionist in well defined spaces in the hotel.

2.2 HISTORICAL DEVELOPMENT OF THE HOTEL IN NIGERIA

Modern hotel keeping in Nigeria can be traced back to the amalgamation of the North and Southern regions, and it's evolution through the ages has been brought about by the economical, social, industrial and political changes, taking place over the year.

Earlier, traditional rulers were bestowed with the responsibility of supplying hospitality for guest. As travel was on the increase people grouped themselves to travel and were given accommodation in palaces. But as travel increased greatly in volume hospitality by traditional rulers began to wane. But the colonial masters were given separate apartments known as guest houses to be accommodated.

The Nigerian railway caterers was a company owned by one Mr. Robert Forsyth Irving but by agreement on the 14th March 1928, the Nigerian railway took over the company with Mr. William George Hardy as the managing director which later turned into Nigerian hotels limited on the 6th day of March 1930 the Nigerian railway caterers divested itself into share sales to (UAC) United African Company and the (GBO) as major shareholders. They were concerned with catering services for the major source of transportation that was the railway line linking Kano - Lagos, Port-Harcourt and Maiduguri. As earlier mentioned the colonial master were resided in the guest houses one of such is the Kano guest house owned by the railway and the Ikoyi guest houses.

In 1952 the Company took over expanded into the Field of hotel by taking over the Ikoyi guest house and in 1954 they took over the Kano railway guest house and developed it into the hotel known today, as the Central hotel Kano. At this period the Company changed it's name to Nigerian Hotels limited and was meant to cater for the increasing volume of the colonial masters, Foreign business men and the few local elite. And by 1962 the Nigerian hotels limited developed the Ikoyi guest house into a first class hotel to meet the growing demand of influx of foreigners through the Lagos Airport and Sea port giving rise to a new era in hoteling, which gave rise to the Airport hotel Kano, Bristol hotel in Lagos.

But as demand for hotel began to increase in the late 70's foreign investors began to invest in this field in Nigeria such as the Sheraton group and also the Hilton group.

2.3 CONCEPT OF CULTURE

Taylor (1958) stated "Culture or Civilisation taken in it's wide ethnographic sense is that complex whole which includes knowledge, belief, art, morals, law, custom, and any other capabilities and habits acquired by man as a member of a society". His definition does not distinguish social organisation and social institution from the general concept of culture. A significant text for the pattern theory of culture is the historical and critical review by Al Kurreber and Clyde Kluchohn of several hundred definition of culture and their heroic effort to arrive at a summary formulation which they believed would be acceptable to most social scientist culture consist of patterns explicit and implicit behaviour acquired and transmitted by symbols, constituting the distinctive achievement of human groups including their embodiments in artifacts, the essentials of culture consist of traditional ideas and especially their attached values.

2.4 CULTURAL PHENOMENA IN NORTHERN NIGERIA

2.4.1 (Pre-Colonial era)

The diversity of religious beliefs adds further element of complexity to the cultural pattern of Nigeria. The Culture of Northern Nigeria can be traced back to it's historical heritage with the colonial history of little more than half a century against a background of a thousand years of the rise and fall of States.

Northern Nigeria has a heritage deeply rooted in history as that of many

other nations. A year after William of normady won Britain by the battle of Hastings, a Mohammedan historian was writing of the Kingdom of Songhay (which included much of what we know as Northern Nigeria) Northern territory came from the east following the great track of the famous camel trade routes across the sahara, for centuries Katsina and the City of Kano which are still the greatest town in Northern Nigeria formed the termini of trans-saharan caravan trade routes between north Africa and the Middle east and the Western and Central Sudan of which Northern Nigeria is a part off. Mohammedanism introduced into the hausa states of the Sudan zone seven centuries ago moulds the life and out look of two thirds of the population of the Northern region with the Fulanis and Hausa's as the major ethnic group. Harrow and orley (1988) inferred that Nigeria's architecture has developed to suit the prevailing geographical conditions and has being subject to external influence. The pre-colonial mud hut were the earliest known form of Architecture in Nigeria, these hut vary in size and shape and exhibit distinctive characteristics according to geographical location, and where we have larger structures with mud deckings for roofs instead of conventional thatched roof, suggest strong Islamic influence which are easily identified in Northern Nigeria. But it should be noted that prior to this Islamic conquest the people in the middle belt had their culture which cling's tenationshy to various forms of animistic belief. This Islamic conquest brought about the early arabic civilisation on the people

2.4.2 Advent of the Colonial Rule

The fundamental reason for the British explorations and conquest was the potential Nigeria has in trade and natural as well as human resources also forestall other countries like Germany and France from acquiring such wealth from Nigeria. But steadily but surely through the exploration of Mungo Park and other pioneers between 1776 and 1857, the interior of the Country and in particular the Northern territories were explored. The agent of penetration was the Royal Niger Company now known as (UAC) today. At about 1900 the europeans began to show their influence in the region by also introducing christianity and the western way of living in this region. Lugard sought to conquer northern forces. But by 1903 it proved abortive. And the europeans decided to form Comradeship with the people in the Northern region in order to survive because the europeans found out that it was because of tampering with the Islamic religion with their western cvilisation was the bone of contention. This resulted to the gradual growth of the western way of life being accepted by some of the populace. Because the colonial ethic works on a definite principle that, we Africans had no past of history or religion and that we simply live in a primitive universe of which they have come to rescue us, by their civilising mission.

2.4.3 Cultural Revivalism

The revivalism in culture, which came to it's height in the 1960's relocated itself, infact by the way in which the African, coming out of colonialism began to

reassess the questions of his existence. The importance of this kind of cultural renegotiation was very central to the nationalist movement's thrust. And it empowered the questions of identity, tied to the whole nationalist argument early in the decades of the 20th century one crucial elements of the nationalist movement, was the question of negritude which emphasised a concept of blackness. This lead to a new sense of freedom among the people and the political, social, economic, principles began to have our cultural undertones.

2.5 CULTURE AND THE HOTEL INDUSTRY

In Italy at About AD 79 Inns known as Divorsoria or taverns which included the Ale houses which was the drinking shop, became an important social institution among it's society. But by the 11th century because of the new law on the liquor houses or the Ale houses in Europe and the immorality believed to be associated with the tavern which was a place known also for local rendevous because religious houses began to controll the inns. This lead to a sharp distinction to be drawn between the Inn on one hand and the tavern on the other. But by the 17th century social, political, and economic changes lead to the distinction between the inn and the tavern to fade, which lead to the emergence of what is known as the hotel in Europe. The hotel became an important social institution which was a place where most activities takes place from official to social activities, which the hotel became an avenue for socialisation among the

European culture. An example given by Daniel J. Boostin in his book titled, the "American experience" he went further to say in his chapter "hotel, palaces of the public". The hotel has helped shape the culture in America because it was looked more as public concerns unlike that of Britain which were more private. The hotel in America was meant to take care of all classes of people from the wealthy man, the frontier man, and the working class man and the hotel became an important place where all classes of people meet, this went a long way in shaping how the people relate to one another today. In America at about the period 1861 the hotel were the grandest and most impressive buildings in towns and cities which overwhelm visitors coming into America. The American hotel was a new type of structure indigenous to the Country and was copied all over Europe and elsewhere. In Nigeria the hotel has not been taken as an important social institution by our society. It is looked upon as something which arises as a result of need and not necessity. And also because in Nigeria, the hotel owed it's advent to the Europeans and was initially to accommodate the colonial masters, foreign business men and the local elites. This has made it to being perceived, as belonging to the elitist group.

In Northern Nigeria the hotel has been seen alien to the "Culture" or "Civilisation" because of the early arabic civilisation which the people had already accepted and which has influenced most of the areas where the Mohammedan dynasty were established and among these people the hotel has not been looked

upon as an important social institution among it's members because of some beliefs held about the hotel.

2.6 CULTURAL HINDERANCES TO HOTEL PATRONAGE IN NORTHERN NIGERIA

Mohammed (1988) generally, the hotel industry today consist of many facilities ranging from, club houses, bars, restaurants, casinos, swimming pools, accomodation with conference facilities ect. The industry will have a wider acceptable scope when the cultural heritage of a given society is involved by studying the effect of the hotel on the individual, environment and beliefs.

2.6.1 Religion

Religion is an aspect of culture and it falls under the covert nature of culture (Belief). According to Gene (1973). He tried to explain what religion is all about. An it goes to say that though, religion is filled with emotional, subjective and theological overtones studying the effects upon mans behaviour is important. The social scientist is not concerned with establishing a truth or falsity of a particular religion because it is a commitment to a non empirical system it is all about faith. A man who believes something to be true will act upon it as true, whether true or not. This belief of man has explanatory value in understanding human social action that might remain incomprehensible.

The diversity of religious beliefs adds further element of complexity to the cultural pattern of Nigeria. Mohammedanism, introduced into the Hausa States of the Sudan zone seven centuries ago today moulds the life and outlook of two-thirds of the population of the Northern region. Christianity, introduced abortively in the Benin area at the end of the 15th century and re-established during the missionary expansion in the 19th century, claims adherents among the peoples of the South and especially among the urban population and over most of the middle belt.

Today, then it is possible to distinguish three elements, in the religions pattern of the North first, a Moslem majority areas where 90% of the population are Mohammedan, secondly, a discontinuous fringing zone where Moslem represent only a minority of the total population but are politically dominant, thirdly, the independent pagan areas. (See fig. 2.)

In Islamic religion there is no distinction between the religion and the temporal sphere of life. It is a way of life based on four fundamental principles. (1) Quran (2) "Sunnah" (traditions_ (3) "Ijua" (consensus) (4) "Jihad" (individual taught). Christianity which is also based on traditions and bible teachings are against some activities which takes place in some hotels.

The development of the beer parlour and the brothels which are often referred to as "hotel" had added further stigma to the hotels, and to some of the practioners of these faith. The hotel is perceived as a place where social ills takes

place, such as alcoholism, prostitution and other forms of immorality against religious values. But changing social, political and economic changes has gone a long way to clarify the peoples perception about the hotel. But because of the influence of these faith and how it has moulded the life and the people in the Northern regions, the christian and pagans inclusive it is possible to distinguish three patterns of populations in relation to the hotel.

i) Those that still hold fast, strictly to the perception about what takes place in the hotel, such as it harbours, social ills and would never patronise any hotel.

ii) Those that still hold fast to the Islamic or christian faith but have become liberal in their social dealings or have attained social changes due to westernisation. Will only patronise some hotels if the hotels exhibit a certain kind of mannerism in it's operation, such as exclusive privacy. An example of this, is that a member of this society might not want to be exposed to the swimming pool area for fear of seeing users of this facility half naked which may be termed immoral.

iii) Those members of the Northern society who still hold fast to their faith, who do not mind if the hotel exhibits any kind of mannerism in it's operation or not.

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2.6.2 Occupation

In the far North, three areas of dense population are Sokoto, Kano, Katsina. Reason for this is intensive agriculture about 400 persons per square mile. And according to the 1963 census the population of Nigeria was about 56 million and expected to have risen to 70 million by 1973. About 74% of the population live in rural areas in small agricultural groups as fishermen, cattle rearers and traders. It can be seen clearly that these set of people constitute the population even if they find themselves in the urban area due to migration it becomes almost irrelevant to the population of the potential patrons of the hotel as majasan (1985) observed the idea of holiday to such group of people is to take a break from his daily activity and go back to his interior village and rest.

According to the international labour law union, work hours have dropped from 70 hours per week in 1850 to 40 hrs per week in 1950 and by the year 2000 it would have fallen to 22 hours per week. In Nigeria the average work hour per week is about 40 hours per week for those who partake in official work or formal business activity. It has been observed by Robinson (1976) holiday making and leisure can only be done only when time is available. In Nigeria much of the little time given for break is often used to engage in other money yielding venture giving no room for leisure. Also majority of the workers in the Northern part of the country are civil servants whose nature of work does not involves travelling, even where the Job involves travelling because of availability and possibility of

staying with friends or relatives which is accepted by our "culture" the "civilisation" reduces the need for the hotel accommodation.

2.6.3 Economy

Having identified that the majority of the population live in small rural community and are either peasant farmers, cattle rearers or traders the ostentations and glamorous nature of the hotel cannot give room for most of the populace to partake in it's activities and facilities.

Also, most of the towns in Northern most Nigeria are areas of low business activity except for Kano and Kaduna which are high commercial centers and administrative towns which could attract investors continually and high economic turnover which will attract the need for the hotel industry.

2.6.4 Socialisation and Social Stratification

Gene (1973) socialisation of new born Infants are the barbarian invaders of each new generation, the infants lacks an initiative basis for social behaviour it must have come from association with members of one's immediate society.

The hotel in Nigeria of which Northern Nigeria is a part of, has not being taken as an important social institution among the members of it's society because it has been seen Alien to the early form of civilisation of the people, and members of this society have had their early method of socialisation such as, visiting friends

and relatives at home, sitting in the Court yard at night as forms of leisure. Unlike the European family which may group up together into families and travel for long tours which will require the use of the hotel.

Gene (1973) explained that all human societies, even the simplest have social rank or strata as one of the mechanism influencing how their members relate to one another, this phenomena is called social stratification each layer tends to have a common characteristics such as equivalent incomes, similar occupation, comparable educational levels and residence within same price range.

In Nigeria the vast difference in educational levels and income has given chance for a criteria for classification of the society into the High class, middle class and the low class. In Nigeria today the high class are referred to those with a very high income levels, this makes some of the populace believe that the hotel is only for high class because of the granduer, ostentatious and glamorous nature of some hotels.

2.6.5 Festivities and Ceremonial Activities

The major festivities celebrated in Northern Nigeria are the "El fitr" at the end of ramandan "El Kabir" and the "maulud" for the Muslims and Easter and Christmas for the christians they are all forms of religious festivities which are often celebrated at home with family members or friends or people take a break and go back to their rural communities for celebrations by majority of the populace

in Nigeria, as we know hotels cannot thrive in rural areas.

Also, most of the traditional festivities which takes place in Northern Nigeria are ruraly oriented. The only known festival which is a contribution to the hotel industry is the Arugungu fishing festival in Kebbi State formerly in Sokoto State. Unlike the Brazilian Samba festival which attracts millions of people all over the world to attend and they require hospitality in the form of hotels.

Also weddings, such as for the Muslims, the "Fatiha" are mostly home inclined the celebrations takes place mostly at their various residences which do not need the facilities of the hotel. But today social changes is gradually allowing for the use of some facilities of the hotel for such activities.

CHAPTER THREE

3.0 CASE STUDIES

The importance of case studies to this thesis is to identify those aspects of the hotel interms of spatial relationship and the entire architecture which affects the "culture" and those also, which have in sympathised with the culture. Four case studies shall be examined and the criteria for selection of these case studies are; (1) location, and (2) the star of the hotel, which shall be disscussed below. The conclusion drawn out here shall be part of the conceptual frame work within which further argument will be presented.

3.1 CRITERIA FOR SELECTION OF CASE STUDIES

3.1.1 Location

The location of the hotel in what have been earlier described as Northern Nigeria in the methodology, is based on towns where culture has evident influence on the populace. And also in towns of high and low commercial activities or the influence of Westernisation.

3.1.2 Star of Hotel

The Star of the hotel chosen shall be within the range of the three Star to five.

3.2 SHIRORO HOTEL

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CLIENT - NIGER STATE GOVERNMENT

MANAGEMENT - AREWA HOTELS LIMITED

LOCATION - Along Western Bye-Pass Minna

STAR - (Niger State)

3.2.1 Facilities:

i) Conference Hall

ii) Restaurant

iii) Shops

iv) 208 Bedrooms which are: the single bedroom, double bedroom executive suites, presidential suite.

v) Night Clubbing facilities

vi) Telephone and cable sattelite viewing.

vii) Adequate Parking

viii Bar

3.2.2 Accommodation Rates

i)	Single bedroom	₦3,500
ii)	Double bedroom	₦4,900
iii)	Executive Suites	₦6,800
iv)	Presidential Suites	₦15,000

3.2.3 Architectural Reviews

i) Form:- Expressive massive concrete

ii) Plan: The plan is rectilinear in it's propagation of space. This allows for economy in terms of spatial space utilisation and construction (See fig).

iii) Elevations: The elevation is an attempt to express horitontality. The use of modulated windows aoso shows this emphases because the windows are in horizontal stretches

iv) Structural system: The walls are made of sandcrete blocks and the parapet walls are made of precast concrete blocks. The public area is made up of perimeter walling and the accomodation unit follows a structural module of columns and beams and an infill of non structural walls.

3.2.4 Cultural Reviews

The importance of this cultural review having stated in the problem definition is that, there are certain facilities in the hotel and how they are planned which do not go down with the "culture" in relation to the hotel patronage which is to be discussed from the observation and interviews conducted on hotel guest and staffs and snow ball sampling of some of the populace who have used some facilities of the hotel at one time or the other.

The problems which the hotel has which affects the "culture or civilisation" has to do with the planning of some of it's facilities which can be identified in the

architectural plan (See fig. 3) and the findings shall be discussed below.

(1) Relative Position of the Night Club

Initially when the hotel was commissioned there was nothing like the night clubbing, but due to the gorwing demand for this form of entertainment and the need to generate funds from this form of entertainment the management decided to use the banquet hall for this purpose at night when disco sessions take's place the entire reception area is filled with men and women who have come to attend this form of socialisation. To some of the guest who have come to lodge or use certain facilities of the hotel they view this form of socialisation as constituting nuissance.

Having to deive into questions by the researcher why these people view this form of socialisation as nuissance, these were some of their views observed. To some of the populace, because of reliious reasons they do not want to associate themselves with people who come to use such facilities because of the manner which some of the ladies who have come to use these facilities dress. And to some of the respondent havin being exposed to these ladies can be an avenue for commiting sin.

To some of the respondents, they view this form of socialisation as against their social value because atimes when such activities are taking place you can hardly differeniate who is coming to attend disco and to use other facilities. To some of the respondents they view those coming for this night clubbing activities

as those doing what is against their morals and ethics of the society.

While on the other side of the story some of the populace who attend this form of socialisation the clubbing do not even feel free using this facilities because of being seen by others who have not come to attend this form of socialisation in the hotel.

Fro this reasons the night club was how shifted to another section of the hotel specially made to take care of night clubbing but the positioning which can only be accessed only from the main entrance still constitutes the same problem.

ii) Relative position of the bar/lunge

The bar and the lunge are integrated together and it is very exposed, immediately one steps into the hotel reception areas, one's eye view can catch a glimpse of what takes place at the lunge/bar. And to some poeple, the people who drink alcohol are viewed as going contrary to the religious law and being exposed to this, is not ideal to him and some kind of remourse takes place within them. And also some people who use the bar facility complained of having not been able to use this bar facility because of the exposed nature and how the society view those who use the bar and this tends to make the bar under utilised by non and non resident guest.

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Shirovo hotel minha
Main entrance
Restaurant
Kitchen
Bar
Entrance lobby
Reception
Conference
Source: scaled architectural drawings
Plan
Back front elevation

3.2.5 MERITS

i) The location of the hotel outside the Central area of the town gives it a good and serene atmosphere.

ii) Low rise construction, and economy in space utilisation.

iii) Adequate parking space.

3.2.6 DEMERITS

i) No provision for swimming pool

ii) No proper separation of male and female WC's

iii) No direct access for those attending conference gongestion always on the reception area when conference is being organised.

3.3 ZARIA HOTEL

CLIENT - Kaduna State Government

MANAGEMENT - KADA Hotel Limited

LOCATION - Along Samaru Raod, Zaria

STAR - Three

3.3.1 Facilities

i) Board room

ii) Conference Hall

iii) 50 Nos double rooms

iv) 50 Nos Luxury Double rooms

v) 4No Executive Suits

vi) Air Condioning, TV and Satelite viewing

vii) Swimming Pool

viii Night club

ix) Bar and Garden bar

x) 250 KVA Generator

3.3.2 Accommodation Rates

i) Double room ₦1500

Luxury Double room ₦2000

Executive Suites ₦2000

3.3.3

i) Form - Expensive Concrete

ii) Plan - Rectilinear propagation of space and the hotel consist of three main blocks of which two are for accommodation and the other one for the public area.

iii) Elevation. The elevation at the entrance is a horizontal stretch with columnar arches at the fasade.

iv) Structrual system - The walls are made of concrete blocks of perimeter walling. The walls at the external surface are finished with texured material while the internal walls are finished with paints. The accommodation block consist of a grids of 3.6 as the width of the room.

v) Building services - The building services such as sewage, air condition, lightening hot and cold water system are concealed in vertical ducts. But due to the high cost of maintenance the use of individual air conditioners is now employed.

3.3.4 CULTURAL REVIEWS

i) Relative position of the Swimming Pool

The swimming pool is located at the middle of the entire complex. It is used as transition zone between the public area and the accommodation units which makes it too, open to views resulting into social conflicts and when interview was carried out 60% respondents complained that the swimming pool cannot be used by them because it is too open to views and does not offer privacy.

ii) Relative position of the bar

The bar is very close to the reception area and does not have an external door to access it. Today in the hotel, at night's during weekends men and women who have come to use the bar for socialisation constitute a lot of

problem in the reception area because some of the women hang around the reception area, also the smell of alcohol and cigarette litters the whole environment. Another problem is that, the bar is used as a transmitory route to the accomodation units.

iii) Night Club

The night club, constitute another problem in the hotel at weekends when this activity is to take place women of no virtue hang around the entrance area . This factor however have effect on the image of the hotel.

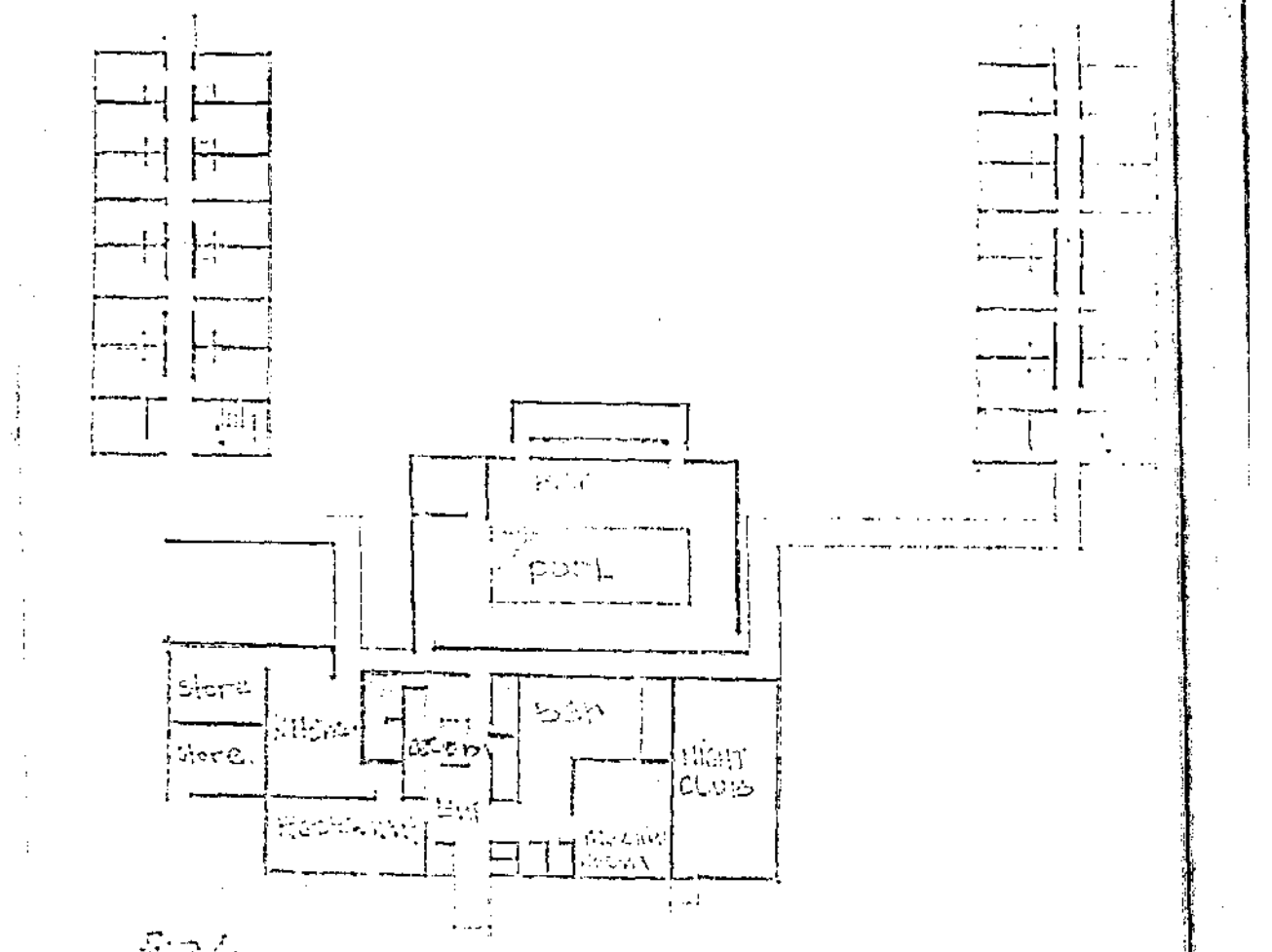


Fig 4

FLOOR PLAN. ZAMIA Hotel

source. Local Architectural Drawings.

3.4.0 HAMADALA HOTEL, KADUNA

CLIENT, Northern Nigerian Development Company

MANAGEMENT- Arewa Hotels Limited

STAR - Five

LOCATION - Waff Road Kaduna

3.4.1 Facilities

i. 2 Nos unit presidential suites. 36 Nos units Double bedrooms, 24 Nos units single bedrooms and 12 Nos units executive suits in the tower block. The new extension unit, has 21 Nos unit studuo suits and 21 Nos unit double bedrooms.

ii. Telephone and satelite viewing facilitis, swimming pool and a paddling pool. 2 Nos units service lifts.

iii. Alternative power supply. Adequate parking facilities.

iv. 2 Nos service lifts, Garden bar lunage bar, conference room, main restaurant and a Chinese restaurant and a motel complex attached. All rooms are fully air conditioned.

3.4.2 Accommodation Rates

Luxury double rooms	₦5,175
Single bedrooms	₦4,000
Executive suites	₦8,625
Presidential suites	₦34,000

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3.4.3 Architectural Reviews

i) FORM:

The form is expressive massive concrete

ii) PLAN:

The plan is rectilinear in form which allows for a maximum utilisation of space (economy).

iii) ELEVATION:

The elevation is an attempt to express verticality and the use of Aluminium fins further accentuates verticailty. The use of modulated windows and aluminium panels at the Fasade reminds us of the carlesian co-ordinate giving the building a modular form.

iv) STRUCTURAL SYSTEM:

All the sections are of reinforced concrete frame construction. The tower block is carried on columns starting from the basement floor, the columns are linked with structural beams see plate 3, the column and beam spacing is about 6000mm x 6000mm apart and they are standardised which conforms to one of the principle of modern architecture. Most of the internal walls are not load bearing walls but the external walls are perimeter walls made of sandcrete blocks. The roof structure is the structural slab

system finished with bitummons felt. Also the floor system is made of the structrural slab system and the bedrooms and most areas are finished with terrato of which rug carpet is used as the furnishing material. All bathrooms are also finsihed with ceramic floor and wall tiles.

3.4.4 Cultural Reviews

The researcher based on interviews and observation in the hotel found out that the hotel has taken care of this cultural phenomena resulting in social conflicts in the hotel by it's design and facilities provided.

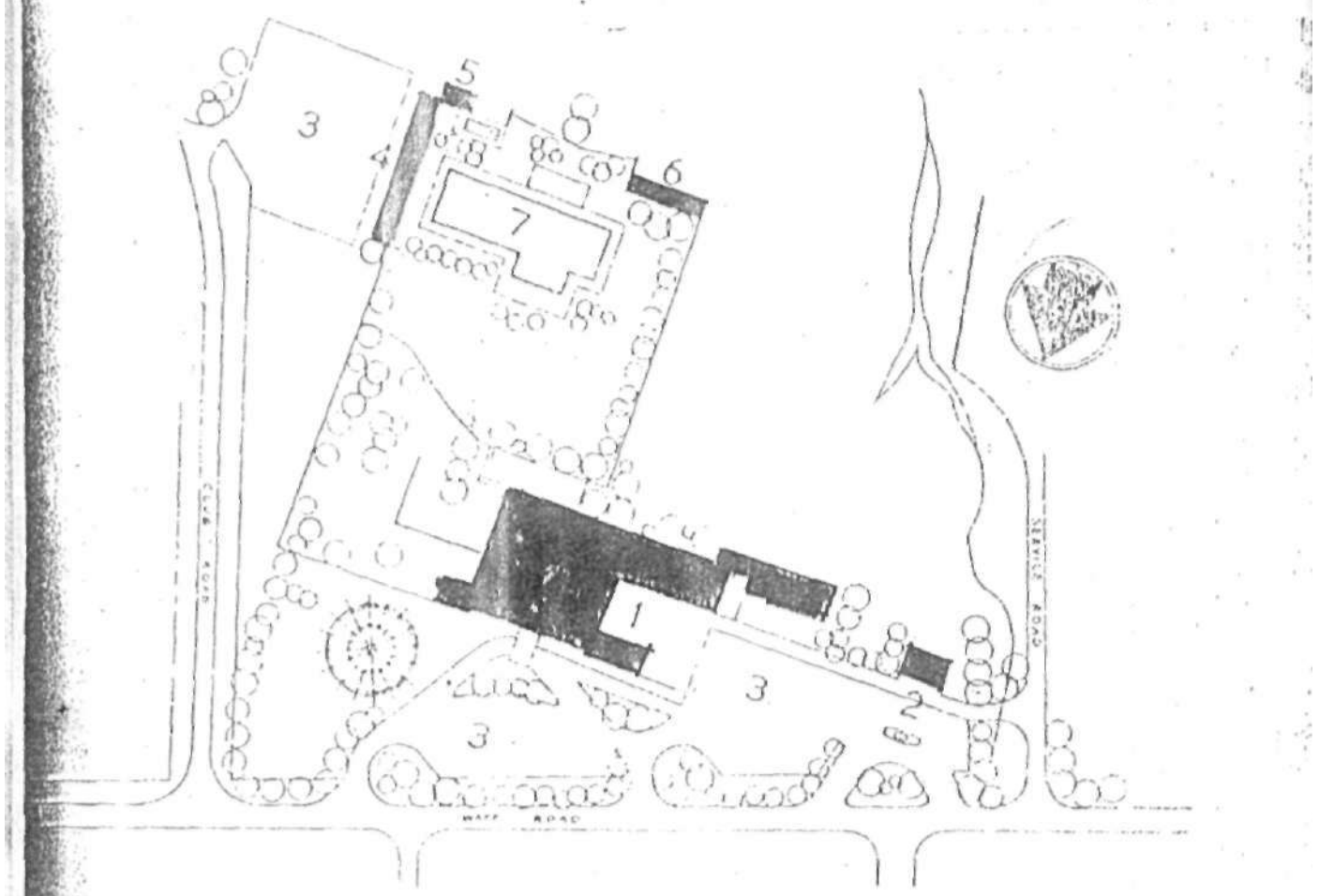
The bar is secluded. The provision of the garden bar allows for adequate privacy in the use of this facility. The location of the swimming pool also, is in a place where it can only be accessed by choice.

Also the provision of a waiting area which is away from the mainstream of the booking area takes away that view of a guest at entrance from being the cynosure of all eyes.



droom Floors (6) Plan

Flat Roof
Single Bedroom
Linen
Double Bedroom
Suite



Site Plan

1. *Hotel Buildings*
2. *Car Service Station*
3. *Car Parking*
4. *Changing Room Lavatory*
5. *Plant*
6. *Shelter*
7. *Swimming Pool*
8. *Paddling Pool*

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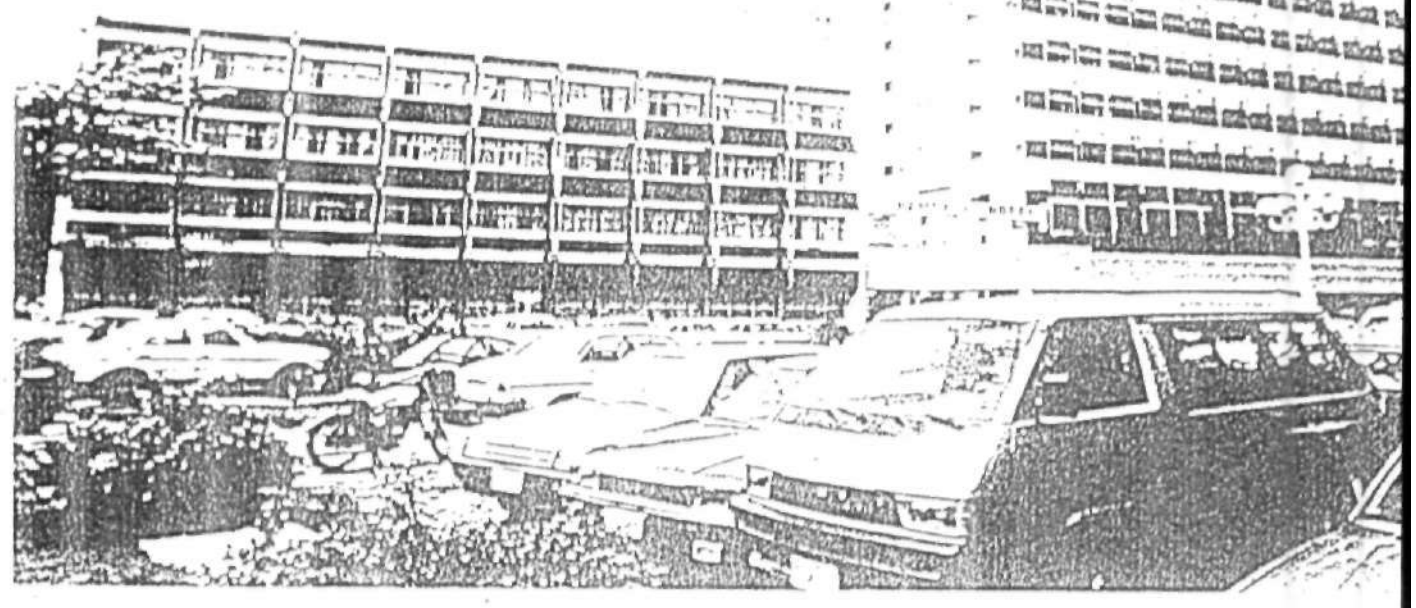


PLATE 1 HAMDALA, HOTEL KADUNA.

3.5 LAFIA HOTEL

CLIENT - Nassarawa State hotel and tourism board.

MANAGEMENT - Nassarawa State hotel and tourism board

STAR - Three

LOCATION - Along Shendam road lafia

3.5.1 Facilities

i. 1 No Presidential Chalet

ii. Single rooms

iii. double Kingroom

iv. Executive Chalets

v. Bar

vi. Restaurant

vii. TV and Satelite Viewing

3.5.2 ARCHITECTURAL REVIEW

Plan: The planning is the splitted planning which consist of a main block which houses the admin, reception area, bar, restaurant and a few rooms while the remaining units of accommodation are basically in the form of chalets.

3.5.3 Elevations:-

The elevations follows the simple residential housing type with the normal gable roofing system.

3.5.4 Cultural Review

Observation and interviews carried out on the hotel staff and guest shows that the scattered planning allows a great degree of privacy and freedom because at any point in time one can decide to choose where to be at a particular time in the hotel that is why one is not compelled to go through certain areas because of the nature of the design which may result to social conflict. 20 of the respondents out of 30 persons interviewed resident in the chalets view this accommodation as "home away from home".

3.5.5 Demerits

i) The Demerit of this scattered planning in the hotel design is that of services and security which may be impaired on both the management and the guest.

ii) No banguet hall and facilities such as garden, swimming pool and night club.

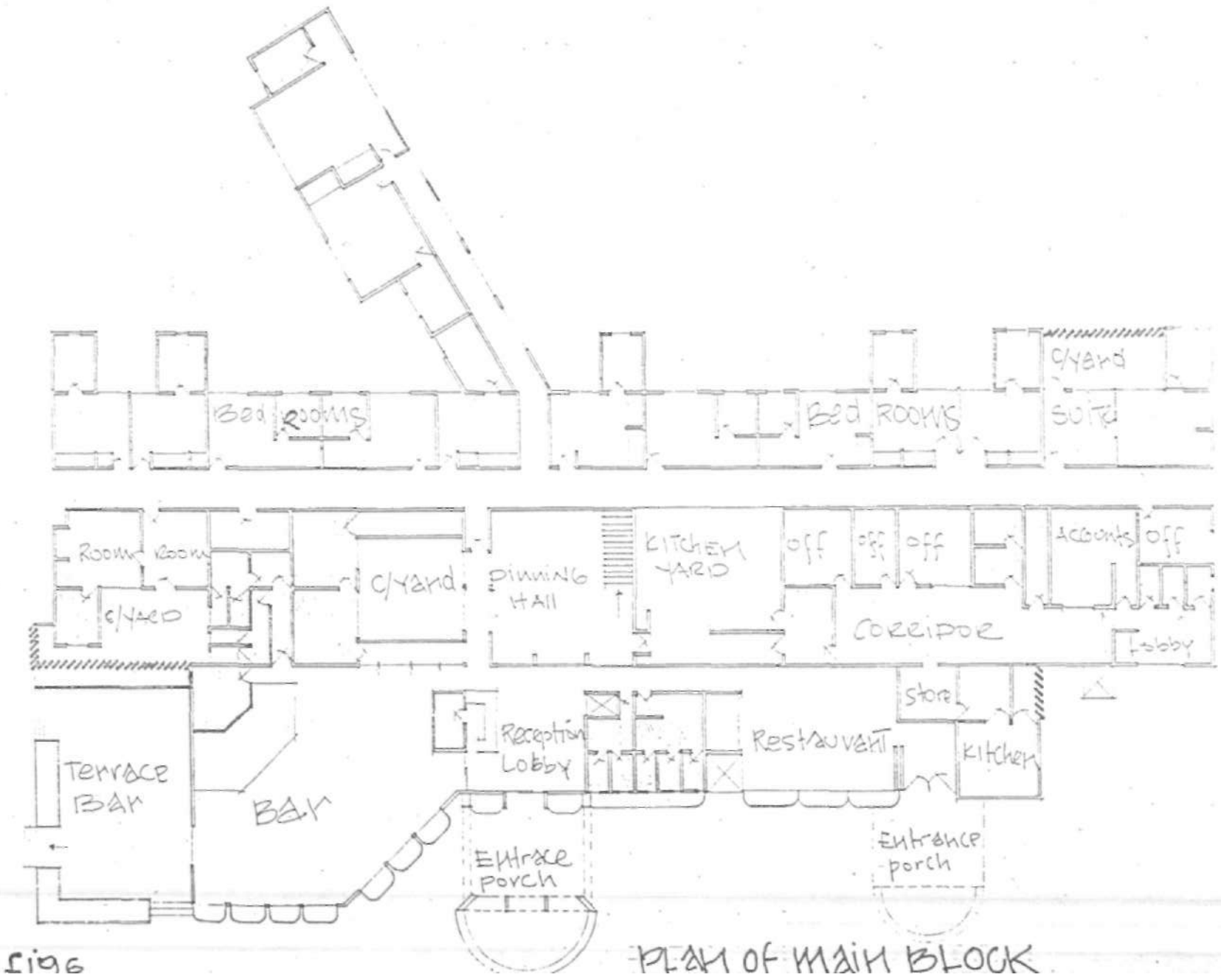


Fig 96

PLAN OF MAIN BLOCK

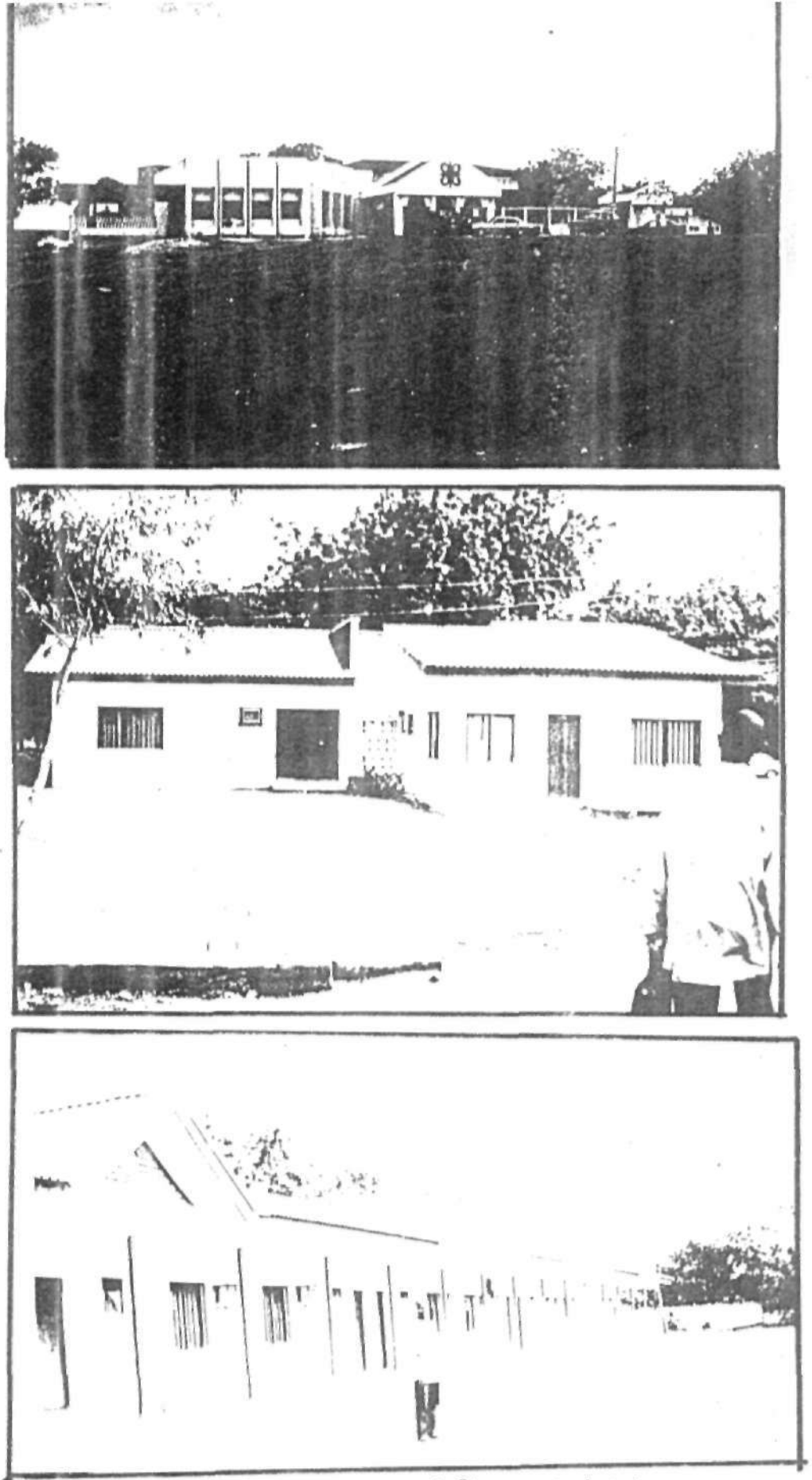


PLATE 2 LAFIA HOTEL

CHAPTER FOUR

4.0 DATA ANALYSIS

4.1 The importance of the data analysis to this thesis is to establish the facts on the aspect of culture which may form hindrances to hotel patronage, in Northern Nigeria. This will form a conceptual framework within which design goal is to be established.

Two methods of data collection was employed and they are:

i) random sampling of questionnaire

ii) snowball sampling interview

4.2 THE QUESTIONNAIRE

The questionnaire was prepared and administered based on random sampling of a population of about 200 people, in the following towns, Minna, Zaria and Lafia. And the population chosen are those who have attained one form of education and have one time or the other patronised the hotel industry.

The result obtained from the questionnaire distributed to about 200 persons only about 138 questionnaires was retrieved and responded to. These questionnaire were all answered above 65%.

4.2.1 Result of Respondents **Table 1**

i) Age Considered 25 - 55 years

ii) Sex	Persons	Percentage Respondent
Male	97	70%
Female	41	30%
iii) Town of Residence		
Minna	33	23%
Zaria	59	42%
Lafia	46	33%
iv) Religion		
Christianity	49	35%
Islam	86	62%
Paganism	3	3%
v) How often do you visit hotel?		
Usually	32	26%
Sometimes	68	49%
Rarely	19	13%
Not at all	12	0.08%
vi) What activities take you to the hotel?		
Accommodation	28	20%
Feeding	8	0.05%

	Drinking	12	0.08%
	Conferences	20	14%
	Leisure/		
	entertainment	30	21%
	Shopping	13	0.09%
	All of the above	32	26%

vii) Do you find your social values in conflict with the hotel patronage Yes or No?

Yes	32	23%
No	73	52%
Nil	24	17%

viii Do you find your Religious values in conflict with the hotel patronage Yes or No?

Yes	32	23%
No	73	52%
Nil	24	17%

ix) What do you consider most in a hotel?

Privacy	33	23%
Economy	19	13%
Facilities/Services	61	44%
NIL	25	18%

4.2.2 Summary

From the questionnaire answered by 138 respondents out of about 200 questionnaire distributed with the age range between 25 to 55. 70% were males and about 30% were females. 23% were from Minna, 42% from Zaria and 46% from Lafia. While 35%, 62% and 3% are christians, moslem and pagan respectively.

23% of the respondent agreed that their religious values have conflict with the hotel patronage. Also 28% of the respondent also agreed that their social values have conflict with the hotel patronage and finally 44% of the respondents consider facilities and services most important in a hotel.

4.3 SNOW BALL SAMPLING INTERVIEW

The snow ball sampling interview is a direct method of interview employed in collecting facts based on reports.

4.3.1 Report

Based on an interview carried out on 50 persons by the snow ball sampling method of interview in Kaduna, Zaria and Lafia. The following spatial integration in a hotel affects its patronage which often results into social conflicts.

i) The Bar:- The bar in a hotel are spaces which are often associated with the sale of alcohol and consumption 10% of the respondents do not agree with

the sale of alcohol in the public areas in a hotel and about 60% of those interviewed opined that the bar for the sale of alcohol should be in areas where privacy is at maximum.

ii) The Night Club:- This area is often associated with the night life and does attract a lot of people. Also the nature which people who attend this form of socialisation dress and socialise around the hotel does not seem to go down with some of the populace.

iii) Swimming Pool

The swimming pool is another areas where likely social conflict may arise based on the interview carried out. Because of the openness of some swimming pool.

4.4 CONCLUSION

From the literature review study carried out and also the historical development study of the hotel in Nigeria and Abroad, also with the questionnaire and interview carried out, all the researcher is trying to establish are the facts that social conflict do arise in hotels which may form part of hindrances to hotel patronage because of some aspect of "culture or civilisation" by the words of B. Taylor (1958).

And the spaces which are likely to cause conflicts based on this research in the hotel are:

i) Reception lobby/waiting area.

ii) The Bar.

iii) The Swimming pool.

iv) The Night Club.

4.5 RECOMMENDATION

Following all the analysis carried out on the hotel industry based on this thesis, the researcher is recommending a special attention to be given to the spatial integration of the spaces mentioned in the conclusion. The spaces should be segregated to allow for maximum privacy of use, but it should be integrated so as to function as a whole.

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CHAPTER FIVE

5.0 PRINCIPLES OF HOTEL DESIGN

5.1 DEFINITION

According to the 1956 hotel proprietors act, the hotel is an establishment with the primary aim of proiding accommodation, with also the provision of food and drinks as it's supporting facilities. And according to the international hotel group directory 1991, a hotel must have a minimum of 4 bed rooms to be qualified as a hotel.

5.2 TYPES OF HOTELS

Market orientation will dictate type of hotel. There are various types of hotels such as:

5.2.1 City Center Hotel

These are hotels which include luxury, convention, and city, and tourist hotels, characterised by high plot ratio, high rise in construction, with large function and offices.

5.2.3 Motor Hotels

Cater mainly for people enroute by a car or motoring locally, therefore sited at an important road junctions and on outskirts of cities. Land is always cheaper

therefore sites fairly large allowing large car parks and low and medium rise construction. Generally contain all usuall hotel services but on modest scale no room services.

5.2.4 Airport Hotels

Similar planning to motor hotels but offers catering services to specifically air travellers, therefore require all night reception and possibly some night catering, sometimes have convention services for convenience of internartional companies.

5.2.5 Resort Hotels

Located at seaside or mountain resorts or spas usually planed to cater for package holidays with reception arrangements for large crowd on weekly or fortnight intervals. Restaurats to accommodate guest at 1 sitting. Require spacious launges, games, room bars, conference room can also be included to encourage off season business.

5.3 BASIC HOTEL FACILITIES

For the hotel to function effectively there are some basic facilities which it has to offer to the guest, either resident or non resident. And they are:

5.3.1 Bedroom accommodation

This unit is the primary aim why the hotel exist. These are basically sleeping units and they are often of various cateogry depending on furnishing and room sizes.

5.3.2 Restaurants

The restaurant are spaces provided for meals and it can be of different types depending on the class and kind of guest the hotel wishes to provide for.

5.3.3 Bar

This section of the hotel is chiefly concerned with the provision of drinks which is another main supporting facility of the hotel industry. Bars comply with the liquor licensing laws.

5.3.4 Function Rooms

These are multipurpose rooms, for meetings banquet, balls, parties, exibitiouns, and cinemas.

5.3.5 Recreation Rooms

These are rooms for indoor games such as card room, table tennis and biliard rooms.

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5.3.6 Front Offices/Shoping

These are spaces provided for light shoping and official activities in the hotel. They are given out on rental bases to individuals or co-operative bodies.

5.4 BASIC THEORIES OF HOTEL PLANNING

Before an architectural office begins planning and designing of a hotel, it should know exactly how a hotel operates, every type of building must function smoothly to achieve the end result that the client is seeking.

The primary function of a hotel has not changed from the earliest recorded hostelry to the present day hotel, whether be it 100 rooms or 3,000 rooms. The earliest hostery offered "bed and board" as well as pleasant surrounding. The guest arrived at the front door, where he was greeted and arrangements were made for his lodging and food. Arear yard was used by the Inn keepers for services. We therefore had a house divided into two. The first being the reception and public spaces and the other half, the back. Where food was prepared and where the guest's services were taken care of, such as laundering. There must never be a mix in services provided at the front of the house with those at the back of the house. The two functions must be kept separate and yet so interrelated that both function smoothly and efficiently.

Hotels are designed so that the client, owner, or operator of the hotel will get satisfactory financial returns on his investment.

Therefore the guest must feel comfortable and at ease from the moment he steps through the entrance, door way, checks in, goes to his room, avails himself of the food and beverages available, spends a comfortable, night in a well appointed scrupulously clean room. Everything for the guest's creature comforts, should be carefully considered, whether it be the ease of finding the registration desk, the cashier the bars and dinning rooms, elevators that will take him up to his room.

5.5 FUNCTIONAL RELATIONSHIP

The figure below shows a typical functional relationship of parts of a medium size hotel points of principle to note are:

i) Separation of guest and service areas: No cross circulation, there should be distinction between the front and the back of the house.

ii) All catering outlets if possible be on the same level as kitchens. If not, main restaurant directly related to kitchen; other restaurant and bangueting room should have service room connected by elevators and stairs to main kitchen.

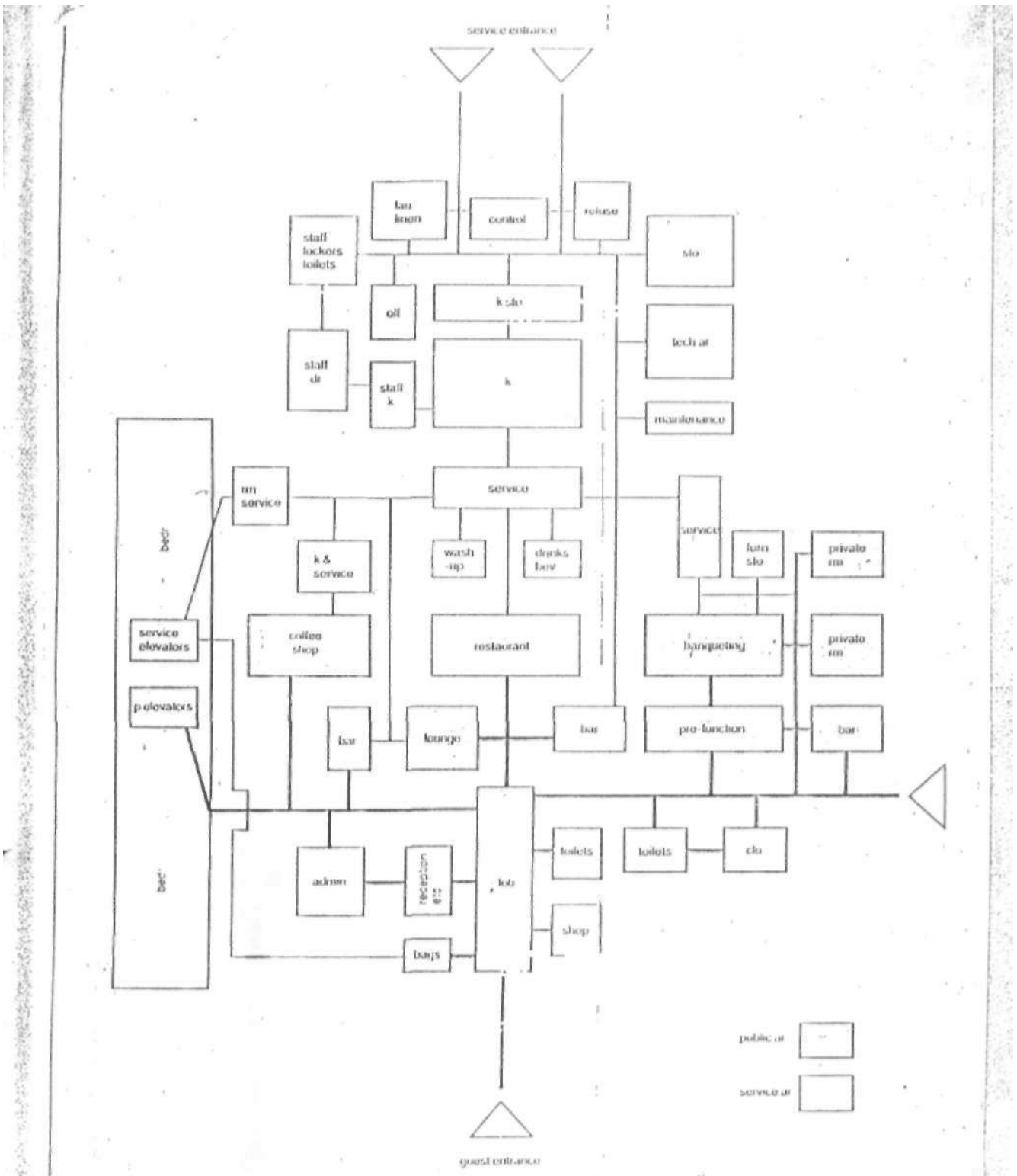


fig 7 SOURCE: HUCFERTE(1995)

5.5.1 Relationship of bedroom block to public room areas

Many ways in which bedroom block may be related to public room and circulation but can be illustrated by 3 basic arrangements shown in (Fig. 8) likely that combinations or variations of these arrangements would have to be adopted.

i) A compact development of bedroom block super imposed on podium suitable for high rise development on city site. Problems arise from bedroom services having to pass through public room and from probable need carry bedroom blocks over wide spans.

ii) Bedroom block adjacent to public room block, considered to be economical because optimum structure and services can be designed for each part suitable for motor hotel development on large site.

iii) Open layout with public room and service block completely separate from bedroom which may be in groups scattered about large site suitable for hotel and resort type hotel land scape conditions dictate.

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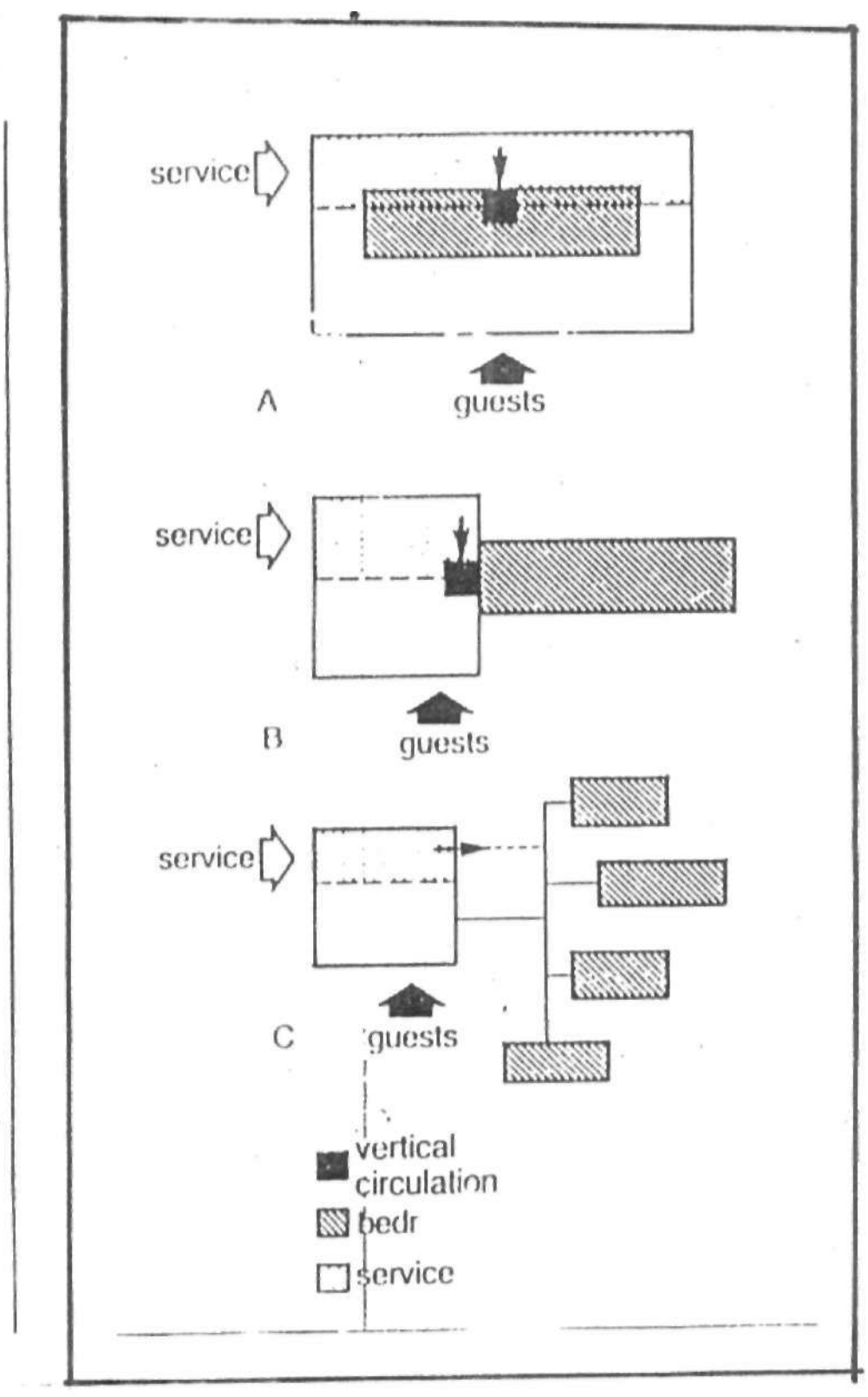


fig8 Relationship of Bedroom Block to public Room
SOURCE: NUEFERT E (1995)

5.6 SPATIAL ANALYSIS OF A HOTEL

Basically there are three operational areas that make up a hotel. They are:

i) Bedroom accommodation

ii) Public rooms and areas

iii) Service area

The first two, are outlets for marketing the services and facilities provided by the third. The bedroom accommodation unit being the mainstay of a hotel and it occupies a unique position of importance in the complex, but without the public areas, the hotel cannot make it's profit because the public areas provide supporting facilities to the Hotel and it's guest because a hotel cannot solely depend on the bedroom accommodation alone.

5.6.1 Bedroom Accommodation

As bedrooms forms greater proportion of the hotel construction, key to economical design largely in layout of bedroom block. (See fig. 9). It shows some possible arrangements.

i) Double - loaded block (A) capable of development into L and U courtyard plan; requires only 2 stairs; considered most economical layout.

ii) Double-loaded T shaped block (B) capable of being developed into cross also economical but 2 stairs required.

iii) Single loaded Block (C) Capable of being developed into L and U or courtyard plan not economical solution but may be desirable, perhaps combined with A, above take advantage of site conditions. If developed form centre courtyard can be used to provide atrium effect.

iv) Square Block (D)

With central core containing all vertical services, maid's room etc compact and use full for small sites where tower development may be required.

v) Y Plan (E)

Requires 3 staircases and has more complicated structure than straight blocks, structural system may cause problems in public areas.

vi) Triarc (F)

Similar to (E) but more space taken up by circulation concave curve results in bedroom wider at bathrooms and providing apportunities for larger bathroom and dressing area.

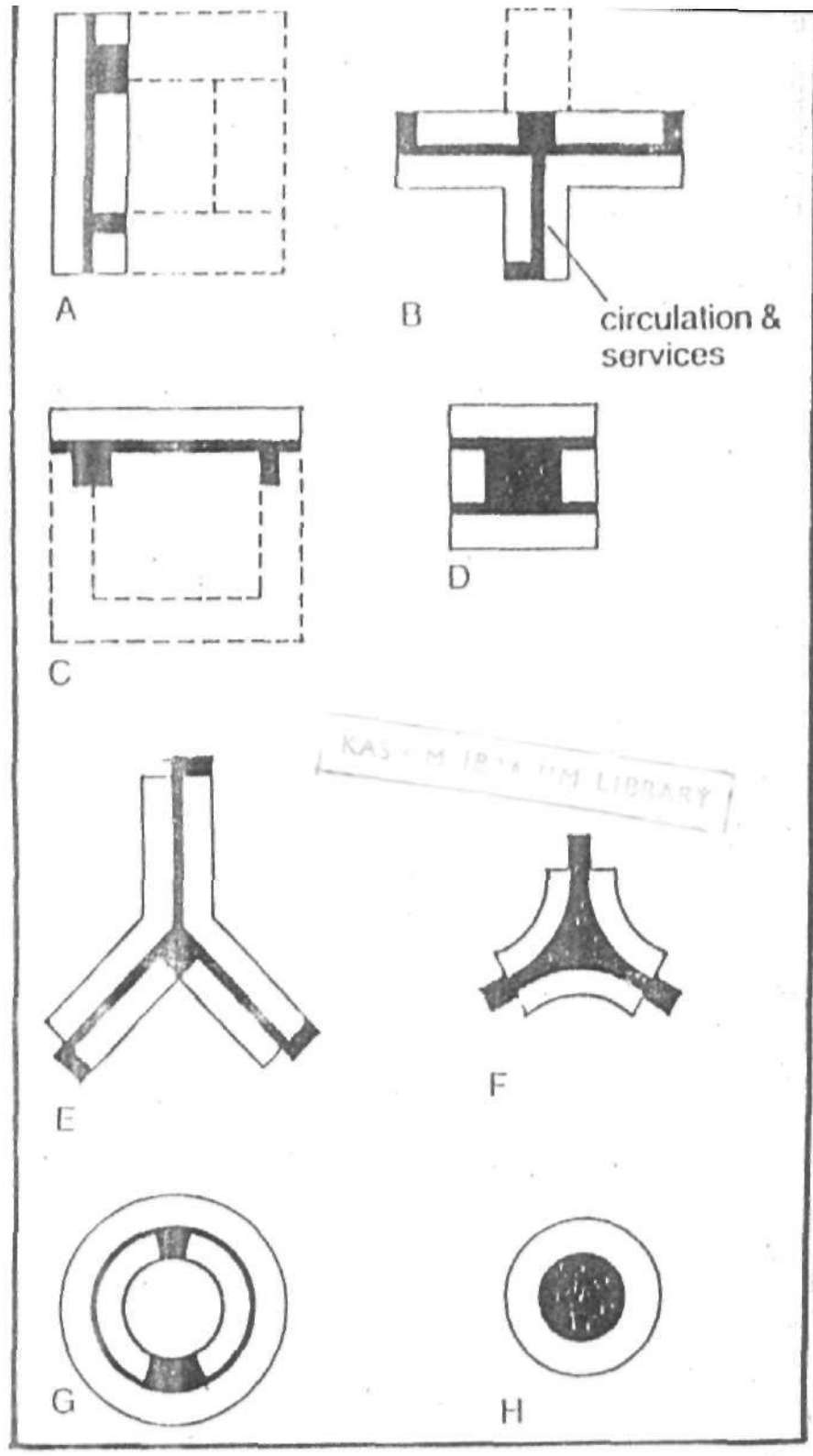
vii) Circular (G)

requires careful handling avoid akward and inward facing room.

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viii Circular with Central Care (H)

Similar to D, also requires careful handling avoid awkward room, concave curves in (G) and (H) result in bedroom narrower at bath end, causing cramped space for bath.



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fig9 Possible Arrangements of Bed Room Blocks

SOURCE Neufert E. (1995)

ix) Space standard for bedrooms

In medium size hotels approximate 15 - 17m² High tarrif hotels may have room sites up to 28m² excluging lobby and bathroom but including sitting area. American site bed; twin 990 x 1900; do=uble 1370 x 2030, green size 1520 x 2100; king size 1830 wide. Most hotel organisations build bedroom size to take twin or double beds in order to provide flexibility and avoid built in obsolescence as standards raised in future. Some room may have fold away beds so that they may also be used as sitting rooms or small meeting rooms. Also floor to ceiling height 2500 (minimum 2300) with lower ceiling of 2000 over entry to allow for mechanical services except for resort hotels balconies are not usually favoured by hoteliers because of cost and maintenance problems.

5.6.2 Public Rooms and Areas

i) Restaurant

In medium and large hotels it is common to provide more than 1 restaurant to give customer choice of menu and price cheaper restaurant usually coffee shop or cafeteria, more expensive a'la carte. Large hotels may have additional specialist restaurant, may be accessible from both hotel and street to attract non residential business. Seating capacities vary according to size of hotel.

ii) Bar

Cocktail or apertif bar (if required) should be planned as confortable intermediary waiting area, between lobby and main restaurant.

iii) Main Bar will provide chief drink service of the hotel, may have external entrance to encourage non-resident business fairly long bar counter supported by bar store with ice making machine. Other possible bars roof top, pool side, beach.

iv) Lounges

Reasonable provision should be made for people waiting and relaxing either in relation to lobby or circulation areas or to revenue - earning areas such as bars more space is required in resort hotels than, others, service of drinks.

v) Recreation rooms

In door sporting activities, tennis, billiard room etc should be considered for resort hotels.

vi) Function rooms

Multi-purpose room for meetings, hanquets, balls, parties, exibitions of valuable assets. Design consideration, include, separate access if room is

large, can be divisible by movable partitions, separate access for guests and service desirable. Large span required preludes this room being planned beneath bedroom block except on costly sites allowable spaces:

Banquet style seating 1.1 - 1.3m²/person meetings table groups 0.9 - 1.1m²/person theater style seating 0.5 - 0.6m²/person other requirements for fjnction room ante room, preferably approx 1/3rd area of function room, with dispense bar, also furniture store 0.5m²/seat should be accessible from function room.

vii) Reception area

Reception desk should be provided and visible from entrance with porch, receptionist, and cashier close by. In large hotels separate desk for porter (mainly supervising baggage handling).

viii Hotel Lobby

Consider supplying in or near lobby house telephone, public telephones, television, security monitors, clocks, information desk, travel agents, airline and car hire desk kiosks, and shops, lounge and waiting areas, guest secretarial and business services, public toilets.

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5.6.3 Service Areas

These are the production areas for the services rendered to the hotel guest. They provide services such as room service, cleaning, storage, cooking. These areas are:

i) Kitchens and Food Stores

Should be planned on one level if not possible should be on same level with main restaurant with preparation and store on level for, economy/wash-up-desirable. Banqueting and any other for area not next to kitchen should be linked by service elevators (preferably not hoists). Kitchen, cold room and food store should be planned to be locked off from staff when not in use, in large hotels food and drink store should be under control of a storeman. Approximate space allowances for kitchen planning including food store, cold room, wash up, chef office.

Main restaurant kitchen area 1.3m^2 x no covers banquet kitchen and service area 0.2m^{2}x no covers.

Coffee shop and kitchen 0.3m^2 x no covers. The spaces can be increased or reduced according to whether fully traditional or conenvience cooking envisaged. Also Allow 50% extra for staff toilets, changing rooms, canteen and other stores provided. Such as refuse, and linen stores.

ii) Laundry

For 200 bedroom hotel space of approximate 140m^2 required excluding

linen store and steam boiler, echemicals, store, office, if non-iron linen used space can be reduced to 40-59m^2. Ventilation ratio should be 15 - 20 air changes/hour with separate extraction for steam equipment and dry cleaning.

iii) Service bay

Should be arranged in such way that incoming goods can be kept separate from out going refuse and preferably with separate entrance for staff all under supervise of control office vehicles back up to loading dock, Allow sufficient height and turning space for large vehicles, columns and corners to be proftected from damage by vehicles.

5.7 BUILDING SERVICES

5.7.1 Emergency electrical Supply

Certain essential services must be maintained in event of failure of mains supply. Generator will be required to maintain the following: fire exit and emergency lights, approximate 20% of public area lightening, cold room and refrigeerators, fire pumps, cash register, fire alarm indicator systems, telephone communications, pump and sewage pumps.

5.7.2 Fire Alarm Systems

Following are essential: manual break -glass contacts and automatic smoke and heat detectors with audible worning throughout building, automatic recessed

hose reels throughout, hoses to be capable of reacting every bedroom, external fire hydrants also provided.

5.7.3 Air Conditioning

Central system, generally preferred to individual room units, should be capable of being controlled by guest bedroom. Public areas must be zone controlled, to cope with peak loads and for economy when certain areas not in use Good maintenance access to all units essential.

5.7.4 Bathroom Ventilation

Generally extract system should be ducted to fans on roof with individual bathroom connected to main riser by shunt ducts to minimise sound transmission between bathrooms.

5.7.5 Lighting

Bedroom lighting system can be arranged so that at least 1 main light switched from door and bedhead more elaborate switching arrangements may be adopted according to type of hotel. Flourecent lightening bathroom to be quick start type. Each bedroom or pair of bedroom to have consumer unit with isolating switches. Corridor lightening should be time switched so that sections can be turned off at certain periods for economy public room should be swithced and

special consideration given to decorative effects main switches should be located when public cannot reach them.

5.8 STRUCTURAL SYSTEMS

The structural design of a hotel guest room block is afected by many considerations. The height and horizontal dimension of the building, that is height and plot ratio requirements, stablity and load bearing capacity of the ground. Hotel designs may be individually distintive, related to site, or standardised for prefabrication and uniformity structural systems of construction fall into:

5.8.1 Load bearing walls.

Walls of mansonry combine the advantage of traditional construction, with it's established properties of durability, good noise insulation and fire resistance.

5.8.2 Skeletal Structures

Skeletal structures provide platform support for load bearing walls, they comprise of beams and slabs supported by a frame work of columns, with an infill of light weight panels, of non load bearing walls. The advantage of this is that the choice of material for walling can be varied.

5.8.3 Structural Modules

The structural modules or grids must allow for corridors, stair cases, elevator shafts, service ducts and other necessary spaces grid must accommodate variations in room dimensions where required, so that there shall be no interuption of spaces with beams and columns.

5.9 HOTEL MANAGEMENT TECHNIQUE

One of the most important factors the hotel management is to consider is the effective staff management and facilities which are the basic raw material for optimal production and efficency. A hotel functions like a factory and it's function can be broken down into:

i) Staff management

ii) Facility management.

5.9.1 Staff Management

This involves the effective training of staff and drawing out organogram so that each staff can be assigned his or her primary function and the management staffs are also to check the performance level of staffs, to see if it's efficient enough in the services offered to guest, also the management staffs are incharge of the welfare of the staffs and training.

5.9.2 Facility Management

This management section takes care of day to day running of the facilities and services the hotel has to offer to guest, and makes sure all facilities the guest and staff are required to use are in good working conditions. So that the guest may not notice the least flaw in the operation of the hotel.

CHAPTER SIX

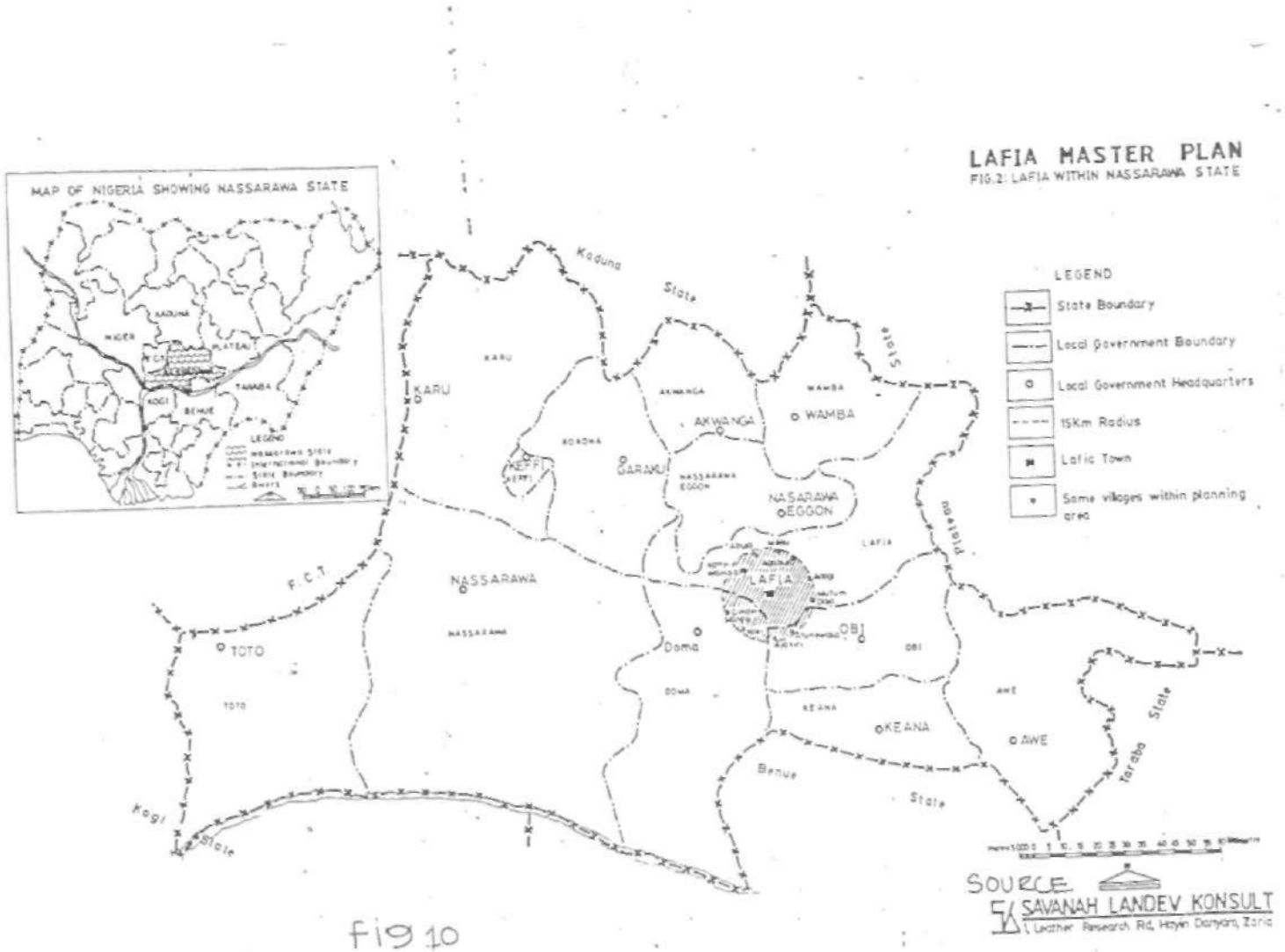
6.0 AREA OF STUDY

6.1 PHYSICAL CHARACTERISTICS

6.1.1 Location

Lafia is both the Capital of Nassarawa State and the headquarters of Laifa Local Government Council created in 1996, out of Plateau State. Lafia is located at the sourth-weatern part of the State on latitutde 8°3°N and longitude 7°31E, it's location on the regional trunk A road confers on it a good linkage with Makurdi and other eastern States. To it's South it is bounded by Akwanga, Keffi and Abuja, to it's North-east (See fig. 10).

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fig 10

6.1.2 Climate and Vegetation

The mean monthly temperature in Lafia town ranges between about 30°C in December. The range in temperature is very close, the hot weather is a regular feature of Lafia the discomfort being greater with the rising humidity in March - April before the cooling effect of the rains. The mean annual rainfall is about 1270 - 1530mm mainly received over seven to eight months (April to October). The area has about 4 months of dry season.

Lafia town is within the sourthern Guinea vegetation belt the rainfall and other environmental factors support the thick natural vegetation, often dominated by trees and tall grasses. This has given room for intensive agriculture and lumbering activites.

6.1.3 Topography and Drainage

Lafia and it's surrounding settlements are within the mada river basin of the Benue valley platform. The area is consisting of largely undulating plains, which are drained into the Benue River, by the mada river tributaries and as well as the Awe and Doma rivers (Refer to Fig.10).

6.1.4 Physical Growth Characteristics

The town expansion has become more rapid since 1996 when it become a State capital owing to the influx of formal and service workers as well as business entrepreneurs. The physical growth directions are along the Akwanga - Jos, Shandam and Makurid roads.

6.2 RELIGION/CULTURE

The evident religious practice are the Islamic religion and Christian religion. The dominant religion is the Islamic religion.

The common language spoken are Hausa and the English language. Two evident forms of socialisation can be identified the traditional which follows closely the Hausa style of living and the western way of socialisation. The State is endowed with some rich cultural heritage found in their traditional festivals and arts, farming is the major occupation in this State.

6.3 SOCIO - ECONOMIC CHARACTERISTICS

6.3.1 Social Characteristics

i) Population Size

The current population of Lafia town is estimated as 113,782. This is based on 1991 figures of the national population census with a growth rate of about 4% per annum. It is expected to increase.

ii) House Hold Composition

The 1996 Edition of Annual Abstract of statistics published by the Federal Office of Statistics gives the average household size for urban areas as 4.65 per household for Laifa is now 7.7%. About 69.8% of the compounds are shared by more than one household. 63.9% of the respondents do not have any family relationship with co-tenants. These figure reveal high occupancy

ratio. There is also tendency for rapid population growth because 81.7% respondents are males while 18.3% are females. Out of these figures 73.1% are married with also the implication of rapid household formation.

iii) Educational Characteristics

The literacy level is about 70% because the survey carried out by the primary education board reveals that this 70% of the population have acquired one form of education or the other because of the impact of missionary education, with the increasing literacy level plans are underway by the State government for the proposal of a State University, already there are various post secondary form of education such as the State Polytechnic and College of Agriculture.

6.3.2 Occupational Pattern

The vast mineral and agricultural land resource potentials of the region and the strategic location of Lafia has shaped the occupational characteristics of the people. The survey which focused on the urban area revealed that about 43.7% and 15.6% of the respondents are engaged in business and farming respectively. About 32.9% are employed as civil servants only 1.8% are recorded as unemployed. This survey carried out by Savana land consult also with the new administrative status of Lafia commercial activities has raised with about 72.2% of the respondents engaged in commercial activities such as small scale minning, trading, lumbering etc.

6.4 ECONOMIC POTENTIALS

6.4.1 Agriculture and Agro Based Industry

The natural vegetation and high rainfall with abundant river systems for irrigation has given room for the world bank to invest into Agricultural development programme in the State. Also the availability of the forestry has necessitated the growth of the lumbering industry as one of the major focus by the State government and also food canning industry is underway.

6.4.2 Solid Minerals

Nassarawa State is a home of solid mineral, with delta prospectus, a company which is into large scale mineral prospecting and processing opening the pace for mineral prospecting in the State, other small scale prospecting are on the increase, minerals found there are, sand stone, for the glass industry, byrites, gypsum, gemstone, feldspar, Aguamarine, Sapphire, salt. Presently United Nations Development programme is into a large scale salt processing in Keana village for export promotion.

6.5 TOURISM

Tourism as an economic booster to the hotel industry and state revenue. Nassarawa State is endowed with aboundant tourist potentials which attracts a number of visitors to the State all year round such potentials are:

6.5.4 Farin ruwa falls

Found in Wamba Local government area of Nassarawa State capital. The water fall is about 25 meters high and 16 meters wide, the force of the gushing water is so torvential that it could be mistaken for a fog formation. This form an interesting secenery which attracts quite a number of tourist from the Federal Capital Territary and all other parts of the country.



PLATE 3

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6.5.2 Eggon Hills and Caves

Found in Nassarawas Eggon local government area, they are range of hills and caves which look's like inselberg in apprearance they are important geographical features in the country. Around these features also are wild life animals.



PLATE 4

6.5.3 Peparuwa Lake

Peperuwa lake is an enlongated natural lake located at the north-western part of assakio town in Lafia Local Government Council. About 40km away from Lafia town the state capital. The lake is famous for it's aquatic life such as the hippopotamus, water ducks, geese, fishes Boating and fishing activites are common features that takes place around the lake.



6.5.4 Doma Dam

Doma Dam is situated at Doma town about 30km away from Lafia the State Capital. The surrounding lake is made of thick vegetation and hilly features, atmosphere an areas seenic beauty. An annual fishing festival is organised there.

6.5.5 Keana Salt Village

Located about 67km from the State Capital. Keana Salt processing industry dates back to the 12th century when salt was discovered there which attracted the development of the village known to day as Keana. Presently UNDP (United Nations Development Programme is assisting the State government in industrial salt production in this village.

6.5.6 Hunki Lake

Located 130km from the State Capital in Awe. This lake is an important geographical feature in the history of geographical natural formation because of it's Ox-bow formation which attracts educational tourism to this area therefore an annual fishing festival is often organised.

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PLATE 6

6.5.7 Akiri Warm Spring

Akiri warm spring, located in Akiri worm spring also found in Awe about 130 km from Laifa, the State Capital. The water is believed to have some curative powers.

6.5.7 Captain Malony Hill

Malony Hill is situated near Keffi town the hill was named after the tomb of a colonialist who was buried there. A couple of visitors come to this very historical site.

6.5.8 Gurku Hills

Gurku - Hills are found in Karu local government area of the State. They are situated in Gurku village 10 km away from the Federal Capital territory, Abuja. They are range of hills that form important geographical features because of their formation. They look like Inselbergs in appearance.

6.5.9 Bakono Game Reserve

Located in Nassarawa local government Council. The reserve measures about 1,222 square kilometers. It is thick in vegetation and vast in animal species such as Bufallos, antelopes, lions, baboons, monkeys.

6.5.10 Cultural Festivals

Nassarawa State with it's multi - ethnic background has variety of cultural activities which are organised by various communities in different parts of the State all year round most of these festival are accompanied by dance and traditional religions.

6.6 HOTEL INDUSTRY IN LAFIA

The Nassarawa State hotels and tourism Board is the government Agency responsible for the development and promotion of tourism in the State. The services include:

i) Hotel and resort management

ii) Oranisation of guided tours

6.6.1 Existing Hotels

Presently in Lafia town there are only three hotels which are hospitable and they do not meet the Standard of a three Star hotel, and they are:

i) Lafia Hotel

The hotel was renovated in 1997 and the rooms were increased from the initial 20 bedrooms to 60 bedrooms and it is owned and managed by the State hotel and tourism board provides only the services of Accommodation, Food and drinks. The hotel is proposed to be of a three

star standard because of the facilities and services provided and proposed for.

ii) Loubouna Hotel

The hotel is owned by a private property developer, it is of a 1 star standard of about 30 rooms more of a guest inn and does not provide any form of conducive environment for lodging and recreation because of some factors such as:

a) Its location, it's in a very noisy environment.

b) Facilities and services are of a very poor standard.

c) It was designed to suit the earlier status of the town as a rural-urban centre.

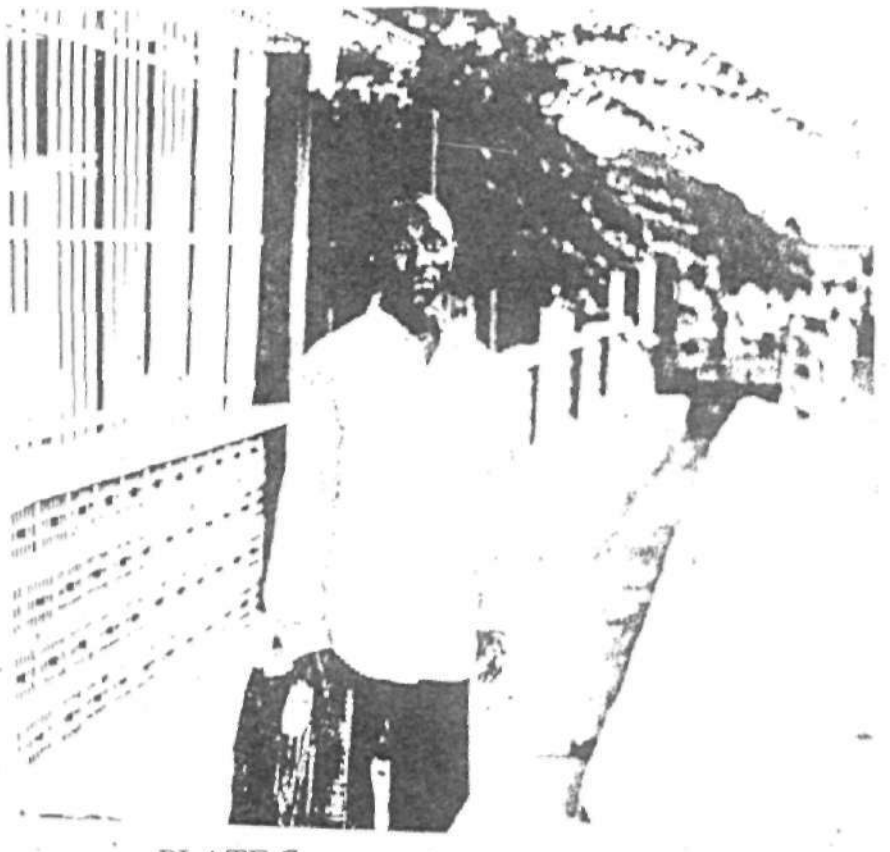


PLATE 7

iii) State Hotel

This is a hotel of no Star, it was just a brothel converted to accommodation units because of the rising demand for accommodation. Also it's location and facilities are out of what hotels should be.

Table 2

Name of Hotel	**Lafia**	**Louboma**	**State Hotel**
Facilities	Restaurant/Bar TV/Telephone	Restaurant/Bar	Bar
Room types/Rate			
Single	₦1,300	60	500
Double	₦2,070	900	600
Double King	₦2,875	-	-
Diplomatic	₦4,830	-	-
Sult			
Presidential	₦6,785	-	-
Occupancy	80%	60%	-
Rate			
Remarks			

SOURCE: Survey carried out by the Researcher from the Hotel Registry as at May 1999.

6.7 MARKET SURVEY

The feasibility study carried out by the researcher reveals that, the following factors enumerated below, which have being dissucsed earlier in the text, which in turn has brought about rapid urbanisiation in Lafia town has effect on the hotel and recreation industry.

i) Increase in the unflux of business entrepreneurs

ii) Increase in the influx of formal and civil service workers.

iii) agricultural developments and Agro based Industries.

iv) Solid mineral prospecting.

v) Increase in Commercial activities.

vi) Education.

vii) Increase in population.

viii Tourism.

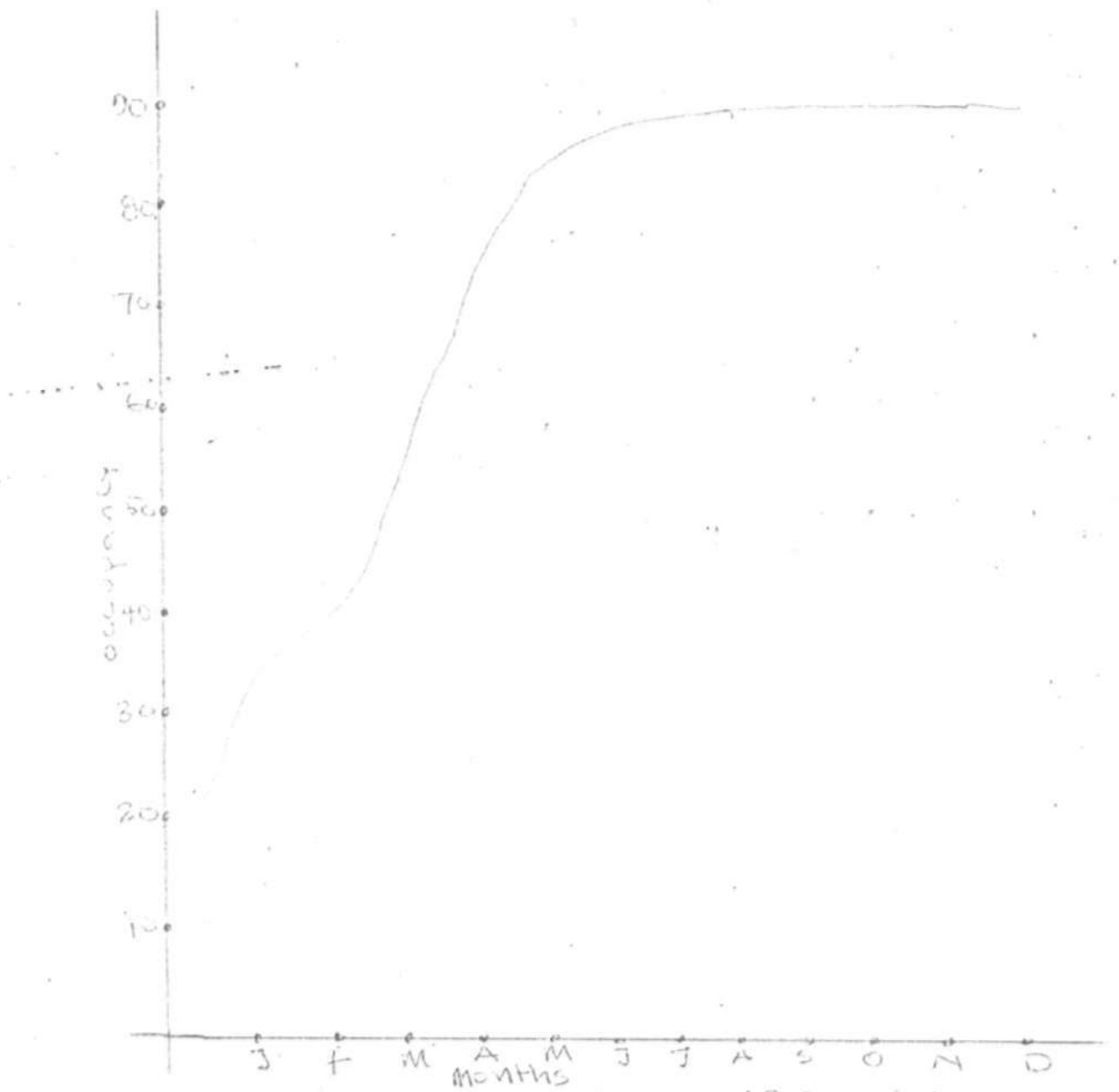
Apart from these factors a survey was carried out by the following survey.

6.7.1 Occupancy Rate

A survey carried out by the researcher on the three hotels in Lafia town shows that Lafia hotel has the highest occupancy rate of about 80% (see fig. 11)

and the reason for this is that it is the only hospitable hotel in the town because of it's location and facilities of a three star standard even though it is yet to meet up the required standard of a three Star hotel, because it is still lacking some facilities, such as the banguet hall, swimming pool etc. Also about 60% of the respondents interviewed about the existing situation in Lafia hotel, compalined that at weekends some of them travel out to Abuja or Jos for recreation because of lack of adequate recreation facilities provided by the hotel.

The remaining two hotels, Loubouna, and the State hotel are of the one Star standard, out of the two loubouna hotel has an occupancy rate of about 60%. An interview carried out on some of the guest reveals that they are compelled to use this hotel because of lack of choice due to constant filling up of Lafia hotel by guests. Also the respondents complained of the location and substandard room facilities with the hotel has to provides.



occupancy rate Lafia Hotel 1998
SOURCE: Hotel Record Books.

FIGURE 11

NOTE: occupancy rate was determined by number of rooms occupied per month.

6.8.2 Formal and Informal Conventions

A survey also carried out also shows that the increase in formal and informal conventions, such as meetings, seminars, marriage ceremonies which need the services of the banguet hall in the hotel which no hotel in Lafia presently can offer.

6.8.3 Lack of Entertainment and Recreational Facilities

The researcher tried to identify Avenues of entertainment and recreational facilities in the town, which was not available. An interview carried out on formal workers and business personel as well as civil servants shows that at weekend there is a need to have an avenue for leisure and entertainment.

CHAPTER SEVEN

7.0 THE SITE

7.1 LOCATION

The site chosen for the proposed farin ruwa hotel, Lafia has been marked by the State Planning Division for the proposal of a State hotel to meet up the infrastructural development going on presently in the State, based on the profposed master plan for Lafia between 1998 to 2030 (See fig. 12)

The site is located about 700 meters off the major road linking Abuja - Lafia and Makurdi and the name of the area where site is located is called Bukan Kwasi. The area is a government reserved area. The site is bounded on the north by the new government guest house complex and by the west the new State broadcasting Co-operation which as of time of study are the only two existing Structures around the site.

7.2 SITE SELECTION CRITERIA

7.2.1 Accessibility and Visibility

The site can be easily accessible by a proposed ring road which stretches along the circumference of the town. The road can be accessed by motorway and the pedestrain route.

Also the chosen site is on a high plain which makes most buildings which are sited around such area visible from the lower plains in the twon. This could serve as an advertisement to the viewer.

7.2.2 Availability of Land

The availability of vast land on the site which will allow for exploitation of the horizontal dimension of the building with various expansion potential along the base plain.

7.2.3 Low Noise and Serene Environment

With the development coming up in Lafia, the chosen site is away from the congested area of the town care and the site is within the government reservation areas and the type of development which is to take place around the site are low density residential units. Also buildings which may be erected around site may also have appealing and complementing environment to the proposed hotel.

7.2.4 Site Utilities

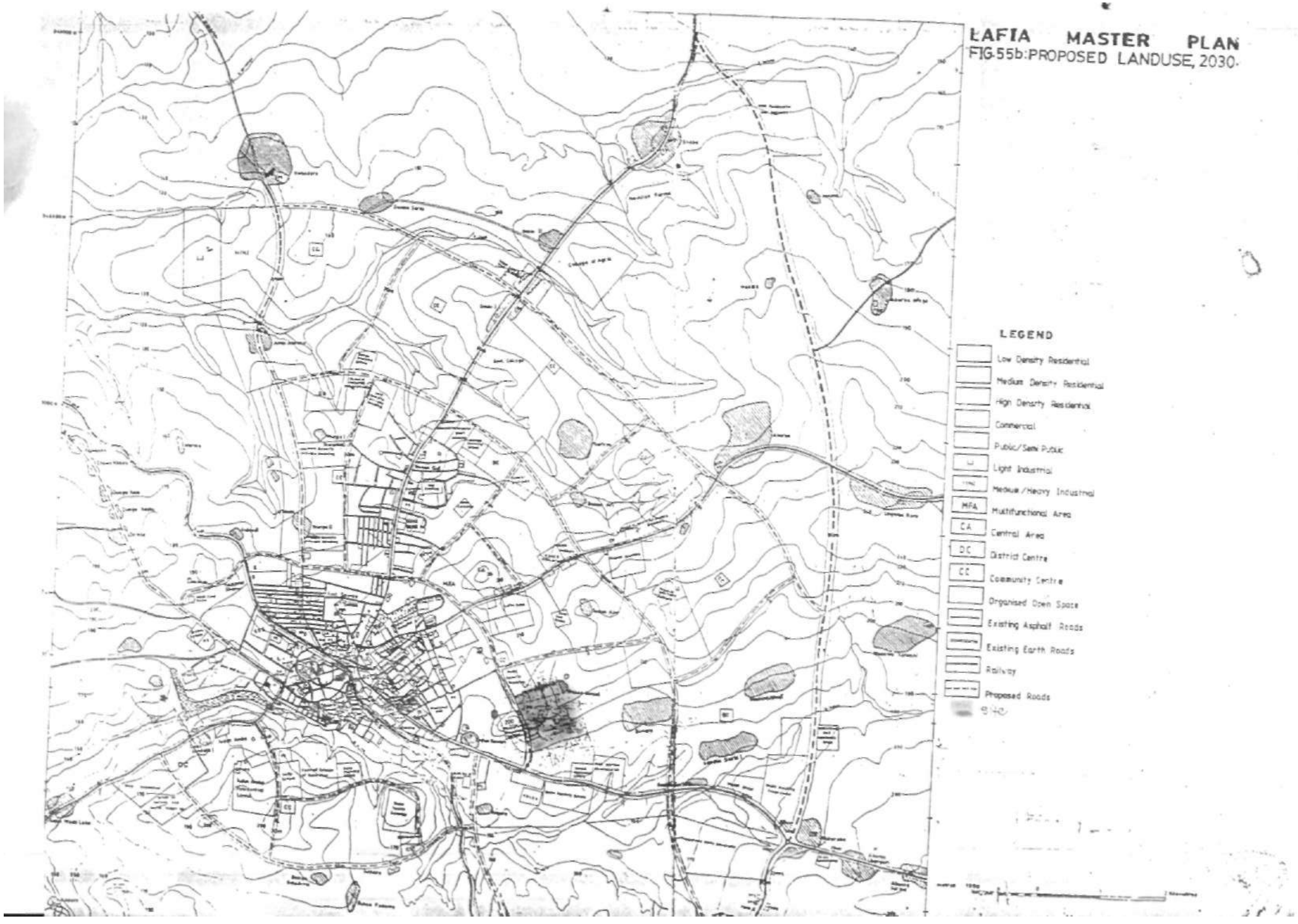
The availability of a planned site utilities such as water lines electricity mains and telephone which are readily available about the site because of the kind of development growing up about the proposed site.

7.2.5 Scenic View

Lafia town has a natural and thick vegetation with series of undulating plains and rocks which may form a good source of scenic view which the chosen site will help accentuate because of the site's relative postion above mean sea level.

LAFIA MASTER PLAN

FIG.55b:PROPOSED LANDUSE, 2030.



7.2.6 Site Physiography

The area around site consist of series of undulating rise and falls on the elevated plain. The specific chosen site area has a constant gradient which is constant and sloping towards the Southern part of the site of approximately 5in 100 meters and a slope of about 6°. This will allow for change in levels in the building which will produce dramatic effect on the building and the entire land scape. The change in level will allow for minimum cutting and filling of the soil to be carried out. The relative height of site will help bring cooling by adiabatic means.

7.2.7 Soil and Vegetation Cover

The soil is the rocky laterite soil and with short shrubs and relatively few grass land for landscaping to be done alot of removal of top soil shall be done and replaced with good and adequate soil and also manuring and other necessary soil treatment which will enhance a good landscaping in the site.

7.2.8 Drainage

With the relative slope on site, this will aid the drainage of surface and foul water. Special consideration will be taken care of inorder to check water flow from the sloping side of the site from entering into the building, by the use of various types of drainage basins and land scaping elements.

7.3 CLIMATE

Climate is one of the factor affecting building form and design and a knowledge of the relationship between climate and buildings is a foundamental requirement for the architect. There are some factors which must be considered in designing buildings in this climatic zone which are enumerated below.

i) Temperature

ii) Rain fall

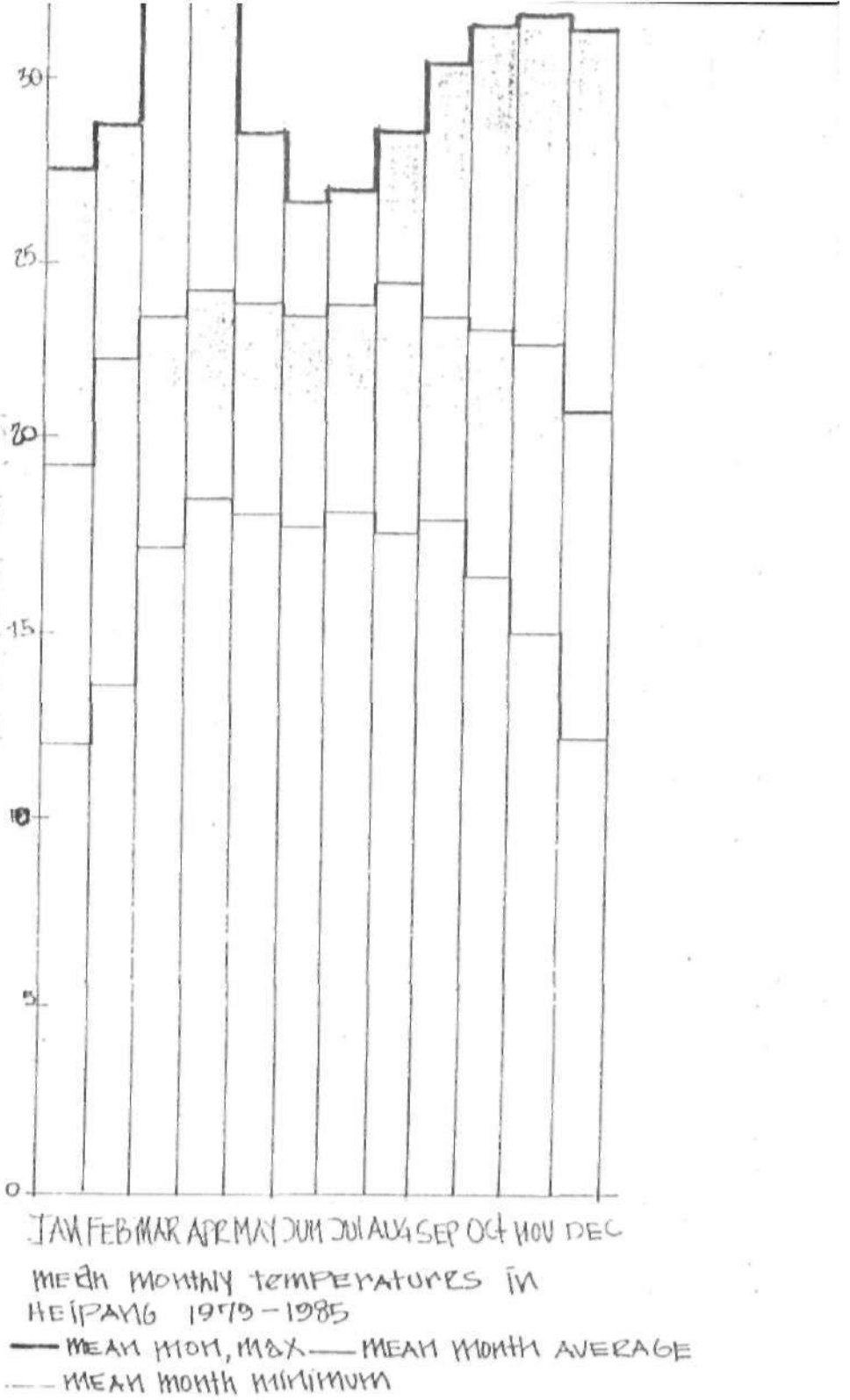
iii) Relative humidity

iv) Average sunshine hours

v) Wind direction.

7.3.1 Temperature

Temperatures are expressed in degrees centigrade for each month. The data available on temperatures from the helping metrological station between the period 1979 - 1985 are the mean monthly maximum temperature and the mean monthly average for the year and finally the mean monthly minimum for the year and the temperatures were recorded at 6 a.m and 6 p.m GMT. The mean monthly temperature for Lafia town is about 32° which makes Lafia relatively hot between the months, February to April which may cause discomfort to building interior and exterior.



MEAN MONTHLY TEMPERATURES IN HEIPANG 1979 – 1985

—— MEAN MON. MAX —— MEAN MONTH AVERAGE

– – – MEAN MONTH MINIMUM

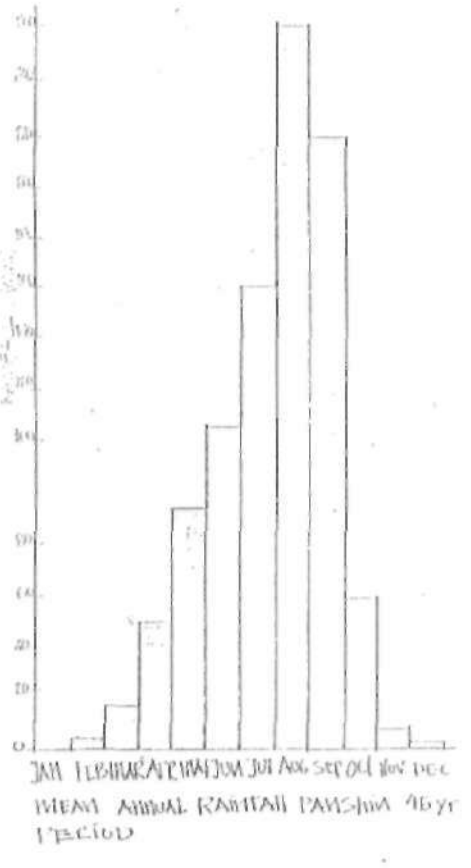
7.3.2 Rainfall

The amount of rainfall is measured in millimeters for each month, the average level of water collected over a period of 45 years under the the graph of rainfall against the months. The total corresponds to the annual average level for the period. The wet seasons are from April to October and the dry seasons are from the months of November to March. The average annual rainfall over the period of 45 years is about 1400mm in Lafia. This high rainfall may cause soil enrosion by surface water flow adequate drainage basins and landscaping shall be considered.

FIGURE 14

7.3.3 Relative Humidity

The relative humidity is recorded in percentage for each month. The daily maximum and minimum average relative humidity observed in 1982 as shown in fig recorded at the following times of the day 9.00 pm - 9.00 a.m and 3.00 p.m from the Vom metrological station indicates that the relative humidity is on the highest in the rainy season which rises to about 90% and in dry season can fall to about 10%.



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FIGURE 15

7.3.4 Average Sunshine Hours

This refers to insolation over the globe expressed in terms of hours from the data available for sunshine hours on the Jos Plateau we have longer days, than nights in dry seasons, the highest sunshine hours in the months between November and February, which is as much as 10 to 11 hours per day in a month.

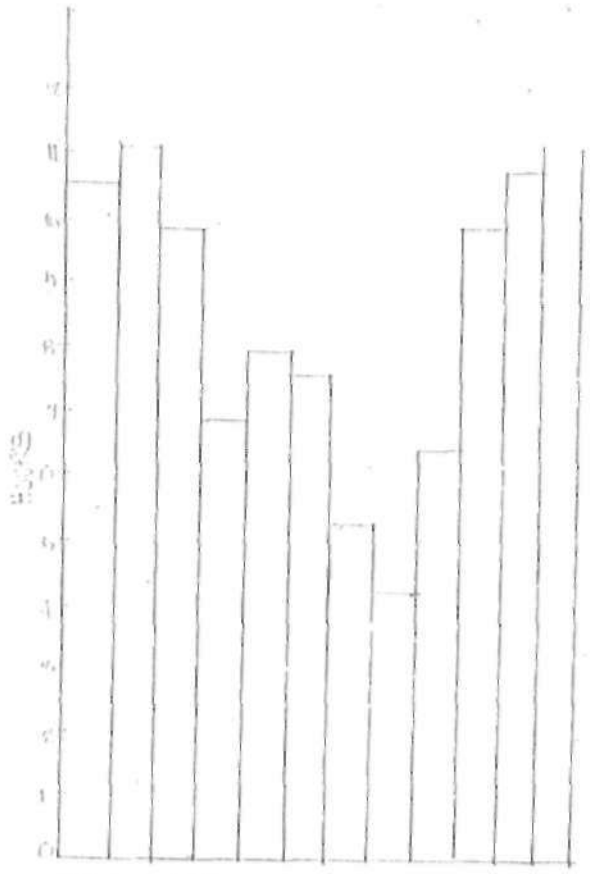


FIGURE 16

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7.3.5 Wind Direction

The direction of winds as shown by the wind vane recrods at the Vom metrological station shows two type of prevailent wind system which are the North East trade winds which brings harmatan and just from the months of October to January. And the south west trade winds which blows across the atlantic ocean which brings cool breeze over the land and rainfall.

FIGURE 17

7.4 DEDUCTIONS

The site for the proposed hotel has being duely studied and it is the duty of the architect to consider all the variables discussed earlier in this chapter before design task is to proceed.

From the location of the site, it shows every possibility of easy accessibility both by pedestrain and vehicular accesses. Also the low noise production which may arise from huildings around the site is an advantage for the design.

Surface water which may be running down slope to the face of the building must be well drained with drainage basins. The site chosen which is on a higher plain brings in cooling by adiabatic means (cooling in respect to height). This will aid the natural ventiliation of the building interior because of the long sunshine hours in Lafia, orientation of the building from long sunshine hours.

CHAPTER EIGHT

8.0 DESIGN PROPOSAL

8.1 PREAMBLES

Based on the research carried out by the researcher in chapter three and four of this thesis is an attempt to establish the facts of the aspects of the culture in Northern Nigeria which form hinderances to hotel patronage.

From the case study carried out the solutions which some design of hotel have provided to reduce social conflict is the scattered planning form of accommodation, which is the chalet system of accommodation. But the chalet system has it's short comings which are:

i) Delay in services rendered by the hotel

ii) Security and Control

iii) Increase in overhead cost for staff maintenance.

8.1.1 Delay in Services

One of the problem the researcher found out about the chalet system of accommodation is that there are often delays in time of delivery of services because of the distance the waiters have to move from the production hall to the delivery bay. Here production hall means where the services are being prepared and the delivery here means the guest rooms. Also weather poses a threat to services i.e rains and sunshines.

8.1.2 Security and Control

There is also the problem of security and control in the chalet system of hotel because there could be impairment in the security control of both the guest and hotel management.

8.1.3 Increase in the Overhead Cost for Staff Management

For services and security to be well achieved in this form of hotel arrangement. More staff has to be employed to take care of security and services which may result in profit loss to the hotel.

8.1.4 Design Goals

Based on the research and recommendations drawn in chapter four of this thesis, the architect shall produce a design with the following aims.

i) To reduce the menace of social conflict in the design proposal because of the influence of culture on the people.

ii) Also a design proposal that will take into consideration effectiveness of services and privacy.

iii) A hotel design proposal that will provide a conducive environment for entertainment and recreation within Lafia town.

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8.2 DESIGN BRIEF

CLIENT - Nassarawa State Hotel and Management Board.

8.2.1 Spatial Requirement

i) Accommodation

Single bedroom

Double bedroom

Executive suites

Studio suites

ii) Public Facilities

Reception/waiting

Shops

Telephone

Solid mineral gallery

Restaurant

Banquesting

Lounges

Bar

Night Club

Coffe bar

Snack bar

Swimming Pool

iii) Administration

General Manager

Assistant General Manager

Accountant

General Office

PRO

Duty Manager

iv) Technical Facilities

Laundry

Boiler room

Changing room

Store

Staff lounge

Kitchen

Room service

Offices

Switch room

Maintenance

Machine room

Air handling

Power house

8.3 THE SEEARCH FOR A SUITABLE FORM

Quirix WB (1987) page 79 "form has been described as the delimination of space the most mysterious and perhaps intangible concept in architecture". It serves as a means by which space is experienced and therefore becomes necessary to assess it in any piece of architecture.

To look for a suitable form to carry out any architectural expression it is ncesssary to outline what the expression is. Therefore form should take it's roots in familarity or identification within which design proposal is to be sited but must have the aphorism of "form follows function" and the interpretation of this aphorism Qurirx 1987 is that the physiognomy of the building is an indicator of it's function thus a theatre will look like a theatre, a church like church" etc.

8.3.1 Iconic Forms

These are forms that have come to be accepted in the society as having a particular meaning of identity in the Northern part of the country the traditional form of architecture which is mostly the circular and rectangular forms with conical roof for the round hut and flatroof for the rectangular plan. See fig

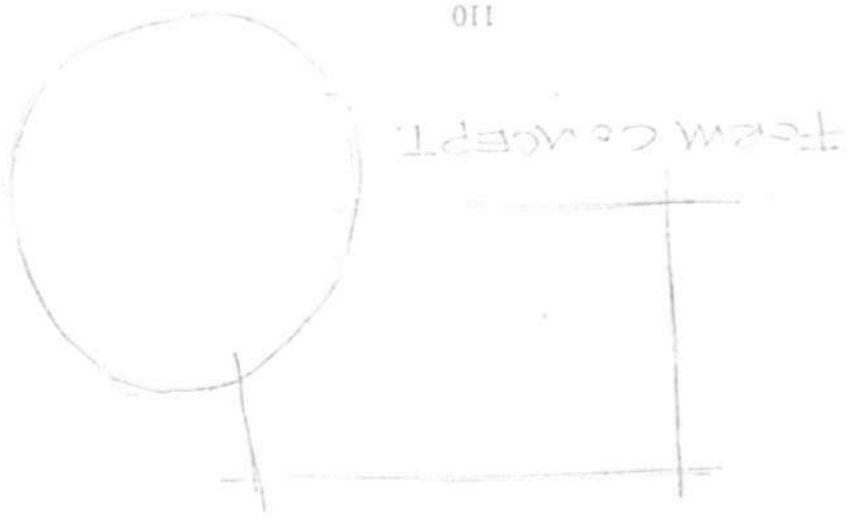
Also there are forms and elements which may be symbolic or may be used to serve as a means of communication to the onlooker which are common in the state.

8.4 FORM CONCEPT

The choice for a form for this design has been influenced by these Iconic forms common to Northern Nigeria and the State which is the "home of solid mineral".

8.4.1 CASE I

The circular plan with the conical roof is the early form of traditional building form common in Northern Nigeria. Also the influence of Islam brought in the rectangular plan with the flat roof which is also a common feature of the traditional architecture found in Northern Nigeria is a case for consideration in this design. The rectangular plan and the circular plan also falls in to the basic layout for hotel design as shown in fig 18


TRUNK

The advantage of these forms is that space utilisation in the case of the rectangular form and expansion can be easily achieved, but the circular form is difficult to handle.

8:4,2 CASE II

Nassarawa State is the home of solid mineral. Minerals have crystalline structure in appearance and have high reflective index. The use of the cryslalline structure for minerals as the basic form layout for the hotel is impaired by the fact that the architectural commodiousness of the structure is difficult to handle in respect to the scale of this design proposal. The disadvantage of this form is that it may lead to wastages in space utilisation which will result to parity to one of the principles of modern architecture economy. See fig 19

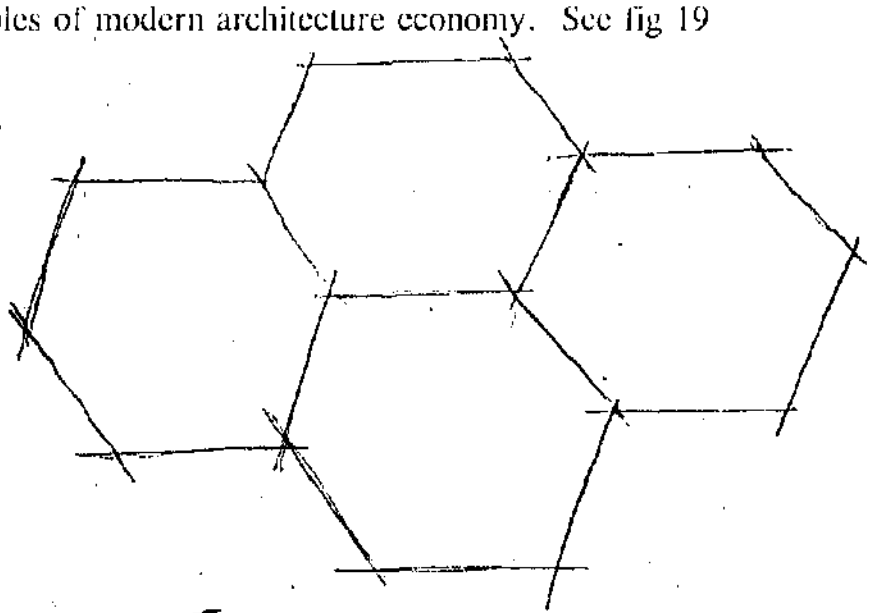


FIGURE 19

8.4.3 Deductions

From the above analysis of form, the basic plan of the hotel and elevations shall follow the traditonal architecture common to the region.

8.5 DESIGN CONCEPT (PHYILOSOPHY)

The aim of this design is to reduce users conflict the hotel, that is why the philosophy of segregated parts but integrated whole is being used in the design planning.

Since the building must function as a machine because of it's integral parts by the words of walter gropius. The advantage of this philosophy is that one can choose where one wants to be at a particular time in the hotel.

8.6 FUNCTIONAL FLOW DIAGRAM

FIGURE 20

8.7 ACCOMODATION SCHEDULE

Table 4

Space		Area m^2	Remarks
i)	**Accommodation**		
	Single bedroom	36	
	Double bedroom	36	
	Studio suits	54	
	Executive suits	90	
	Roof garden	113	
	Linen store/house keeper	54	
ii)	**Public Facilities**		
	Recption/waiting	324	
	Shop	30	
	Front offices	150	
	WC's	72	
	Waiting lounge	120	
	Coffe bar	96	
	Solid mineral gallery	113	
	Banqueting	216	
	Restaurant	252	
	Bar Night club/party hall	300	
	Bar	220	
	Swimming pool	314	
	Changing rooms	60	
	Car parking I	1775	Open
	Carparking II	108	Basement
iii)	**Administration**		
	General Manager	160	
	Assistant Gen. Manager	36	
	Accountant	54	
	General Office	54	
	Duty Manager	36	
	Secretary/Waiting Area	36	
	Food Beverage Manager	18	

iv)	**Kitchen Area**		
	Main kitchen	144	
	Food store	72	Dry and cold
	Room service	18	
		72	
	General store	18	
	Chef office	36	
	Staff lounge	54	
	Laundry	108	
	Toilets/Changing room		
v)	**Technical Unit**	54	
	Maintenance room	72	
	Boiler room	18	
	Switch room	100	
	Plant room		

CHAPTER NINE

9.0 DESIGN REPORT

9.1 STAR OF HOTEL

The Star of the hotel design proposal was limited to a three Star hotel. Because of the anticipated market which the hotel is expected to accommodate based on the market survey and the present state of development in Lafia town.

9.2 FORM CONCEPT

As discussed in chapter eight the basic form chosen was the rectangle and the circle which both represent the early kind of form used in the traditional architecture in Northern Nigeria. The researcher was able to interlock these forms to achieve a composite form.

9.3 PLANNING CRITERIA

The planning criteria for spatial distribution was based on the research carried out by the researcher in chapter three and four. That is, careful study of the cultural hindrances to hotel patronage in Northern Nigeria, this brought the designer into identifying aspects of the hotel which affects the culture which often result into social conflicts in the hotel. The designer used these criteria as the bases for spatial intergration, but still keeping to the functional requirement of a hotel design.

The spaces which are likely to bring about social conflicts in the hotel are:

i) Bar, for the sale of alcohol

ii) Night club

iii) Swimming pool

iv) Reception/Waiting areas.

Based on the design proposal, the entire complex of the hotel was splitted into two main sections.

The first section contains spaces that are generally accepted by the culture in respect to the hotel patronage which includes areas like the restaurant, accommondation units, Banquet hall, offices etc. and the second section of the hotel contains functions which are likely to result into social conflicts.

But one philosophy the designer used in planning was that of the "segregated parts but integrated whole". Even though some parts of the design was segregated, the designer made sure that the whole design is integrated to function as a whole.

9.4 SPATIAL ANALYSIS

9.4.1 The Main Accommodation Block

The main accommodation block consist of various units in the hotel integrated based on the principles of hotel design and those spaces shall be discussed based on the floors on which they occur.

9.4.2 Basement Plan

The basement plan was introduced in the design because of the topography of the site which is to an advantage because of it's relative slope at different points resulting into change in levels. The basement plan consist of the following:

i) Parking

One arm of the basement pans consist of parking spaces. This was provided for basically two reasons security and privacy of the guest and his car. The guest can easily access the building from the basement plan ensuring his privacy and security through a stair case.

ii) Banquet Hall

The Banquet hall was taken to the basement floor so that meetings and operations carried out in such spaces have privacy.

iii) Services

Services such as boiler room, laundry, store, staff changing mechanical room electrical room, resting lounge for staffs are all located in the basement to ensure that these activities do not interfere with that of the guest.

9.4.3 Ground Floor Plan

The first floor plan consist of two arms one on the left and the other on the right hand side of the design proposal. Accommodation unit was provided on first floor basically to take care of the disabled and the old. The reception desk is

visible from the entrance lobby. A general waiting was provided directly away from the entrance lobby to reduce the direct view of those waiting and those entering the hotel which may also be a likely source of social conflict.

The restaurant, kitchen and the administration are all located on the right hand side of the hotel on the right hand side of the hotel and these spaces can be accessed directly without going through the main entrance from an alternative entrance via a parking lot as can be seen from the architectural plans.

9.4.4 First Floor Plan

The first floor plan consist of mainly accommodation unit and there are three main types of accommodation units.

i) Single bedroom

ii) Double bedroom

iii) Studio suite

iv) Luxury suite

Also a coffee room and common room is provided on this floor to take care of newsprint, television and satellite viewing. An indoor games room to take care of billiards and card was provided.

9.4.5 Second Floor

The second floor is a repetition of what happens on the first floor but the indoor sports room and common room is not repeated.

9.4.6 Pent house

The pent house consist of mainly of a roof top garden and bar where the guest can use to entertain their guest or themselves. The use of this space is strictly for the guest and the hotel management.

9.4.7 Recreation Block

The other part of the hotel which is linked to the main block of the hotel by walkways is on the same level with the basement plan of the main block and it consist of mainly the swimming pool, garden, Bar for drinks Suya spot, entertainment hall, pool side bar which is terraced and open to the sky. See architectural plans.

9.5 DESIGN CONSIDERATIONS

9.5.1 Orientation of Building

The building was oriented in such away that longer sides of the building is shaded away from the direct sun path movement. That is the exposure of walls to direct sunpath was avoided. Also all openings are also shielded away from direct sunlight by the use of balconies.

9.5.2 Ventilation

Hotels mainly depend on artificial ventilation. The provision of large windows and a doors which opens to the balcony will help provide artificial ventilation, in the case of failure in artificial ventilation.

9.5.3 Air Conditioning

Air conditioning system must perform the following functions.

i) heating and cooling

ii) regulation humidity.

There are various types of air conditioning systems which shall be discussed briefly below as used in the design proposal.

9.5.4 Unit Air-condition

The unit air-conditioning system was employed in the design proposal because having taken a case study of some existing hotel the individual unit air conditioners was largely employed because of low maintenance cost. Also the unit air-conditioning reduces the cost of electric energy consumed. These units are mainly used in the accommodation units. The split unit was employed of which the generating part shall be placed on the balconies.

9.5.5 Central Air-conditioning

This may be of low pressure or high pressured type. But the maintenance cost is always a loss for the hotel industry based on the case study carried out on some hotels which use this type of air conditioners. Most of the hotels used for case study in this thesis have the central air-conditioning system but as at time of research most of them have broken down and spare part not readily available leading to high cost of running such machineries.

The use of the central unit was therefore used only on the first floor where the public facilities are located.

9.6 LIGHTING

The use of natural means of lighting was employed at the lobby and corridors as well as the rooms by the use of windows and the atrium lighting system to reduce cost of electrical consumption and lighting.

9.7 FIRE CONTROL

Modern buildings require not only means of escape which has already been provided on the extreme end of the two arms of the hotel design proposal by the use of the spiral stair case. Also the use of structural protection of concrete as it's walls and main floor slab was employed. Also the provision of rubber hose reels was employed and kept inside stores which are close to the stair cases. Also the use of smoke detectors shall be employed at various points of the design proposal. Also the roof has be broken up into fire compactments.

9.8 NOISE CONTROL

The accommodation unit have being protected away from air bourne noise by siting the building from a considerable distance from noise source. Also the fence acts as noise barrier to noise propagation. The use of trees and landscape elements as noise barriers was employed.

Lastly the use of rug carpet on corridors shall be employed in noise reduction of structure bourne noise.

9.9 SEWAGE DISPOSAL

The sewage disposal was taken care of by a network of soil pipes connected to inspection chambers at various points, from pipes in the ducts and channeled down the slope to a central sewage treatment plant.

9.10 WATER SUPPLY

Water from mains is stored in underground water tanks and pumped to over head tanks for further storage.

9.11 WATER HEATING

A Central water heating equipment has being provided for, in the design proposal in the basement and hot water is released by pressure from calorifiers to rooms via hot water distribution pipes which are lagged.

9.12 STORM WATER DRAINAGE

Storm water drainage running down the slope shall be taken care of, by the use of various drainage basins in the form of surface and underground gutters.

Also the roof water drainage was taken care of by roof gutter system.

The the use of landscape elements such as trees, shrubs and lawns was used to check run off and erosion.

9.13 LANDSCAPING

Intensive landscaping was provided as can be seen on the site plan. The use of trees, shrubs, lawns, stone paving was provided to ensure that the building has a natural setting and to modify the micro environment which the building is located. The use of plants like the royal palm, and pine trees was greatly employed.

9.14 POWER SUPPLY

Provision for an alternative power supply by the use of a 250 KVA generator as a means of power supply for the hotel was provided at the rear of the hotel close to the fence which can be located on the site plan from the legend.

9.15 SUMMARY AND CONCLUSION

9.15.1 Summary

The thesis began by the definition of the hotel and various classes of the hotel. It went further in defining culture by the words of B. Taylor (1958), this followed by establishing the problem definition, and the aims and objectives of the thesis.

A historical account of the development of the hotel industry was studied home and abroad. A literature review was carried out on the cultural hindrances to hotel patronage with reference to Northern Nigeria.

Case studies were drawn from some hotels in Northern Nigeria based on the methodology described in chapter one of the thesis interviews and observations were carriedout on these hotels to establish spaces in the hotel which often result into social conflict and form hindrances to hotel patronage. Also chapter four finalised the interviews and observation on the facts on cultural hindrances to hotel patronage in Northern Nigeria.

Based on the observation, interviews and the literature review a design goal was established, to reduce social conflict in the hotel. A form concept was evolved based on the early traditional forms found in Northern Nigeria and this was used for the design proposal taking into considerations various design parameters which may affect the overall effectiveness of the design proposal. This can be found in chapter nine of the thesis.

9.15.2 CONCLUSION

The aim of this thesis was to examine the aspects of culture which form hindrances to hotel patronage resulting into social conflict in the hotel industry in Northern Nigeria.

The thesis demonstrated through empirical evidence that because of culture by the word's of B. Taylor (1958) that designing of hotels in where has been described Northern Nigeria in the methodology in chapter one, that care and attention should be given to the spatial integration of spaces such as the Bar party

hall, swimming pool, entrance lobby/waiting area in a hotel. The researcher proposed careful segregation of the spaces in designing of hotels in Northern Nigeria, to check the menace of social conflict due to culture and to achieve adequate privacy in the use of certain facilities in the hotel. But care must be taken to ensure that segregation of these facilities should be done in such a way that they function as a whole to achieve efficiency which is the prime aim of any design because the house functions as a machine.

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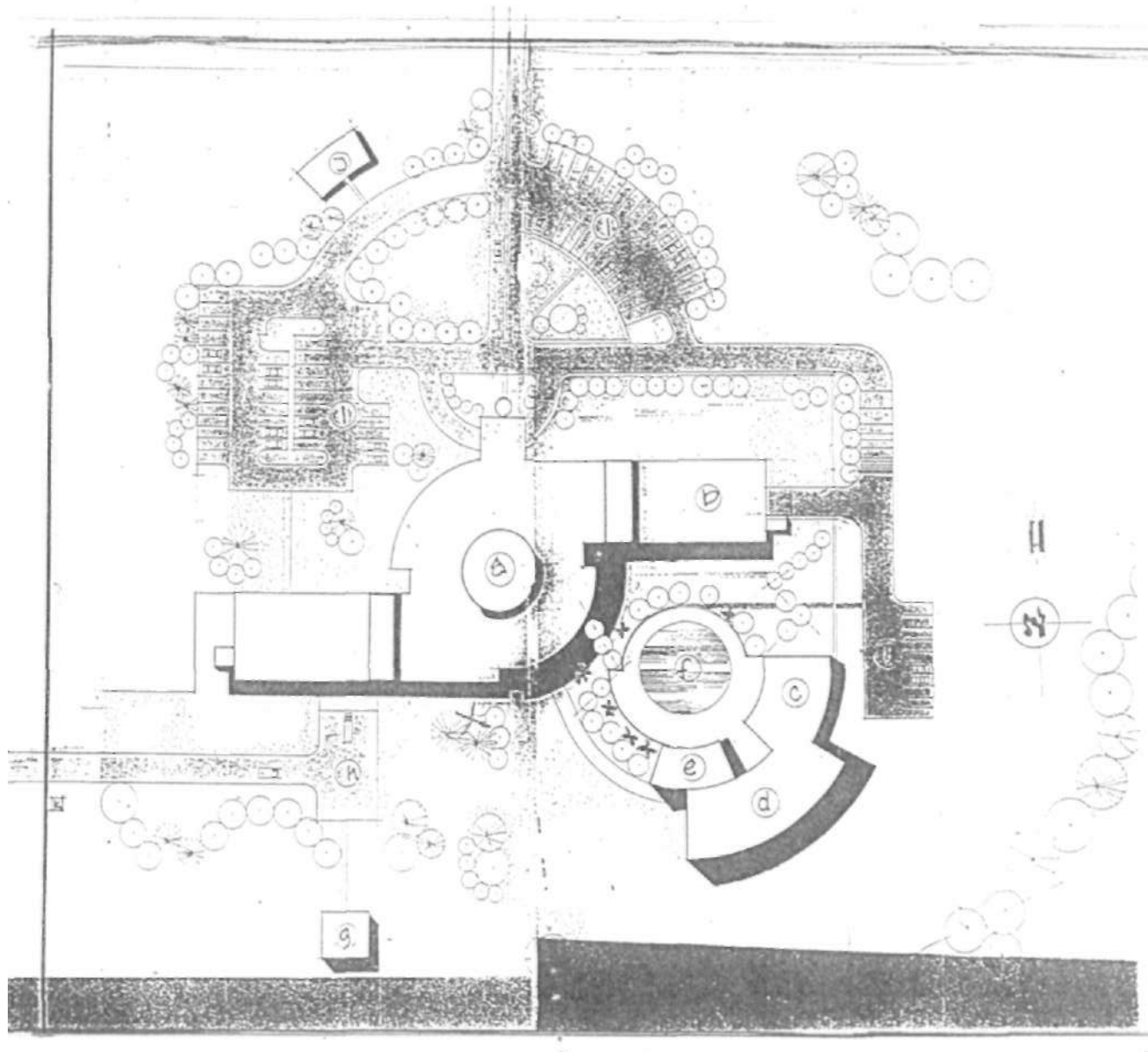
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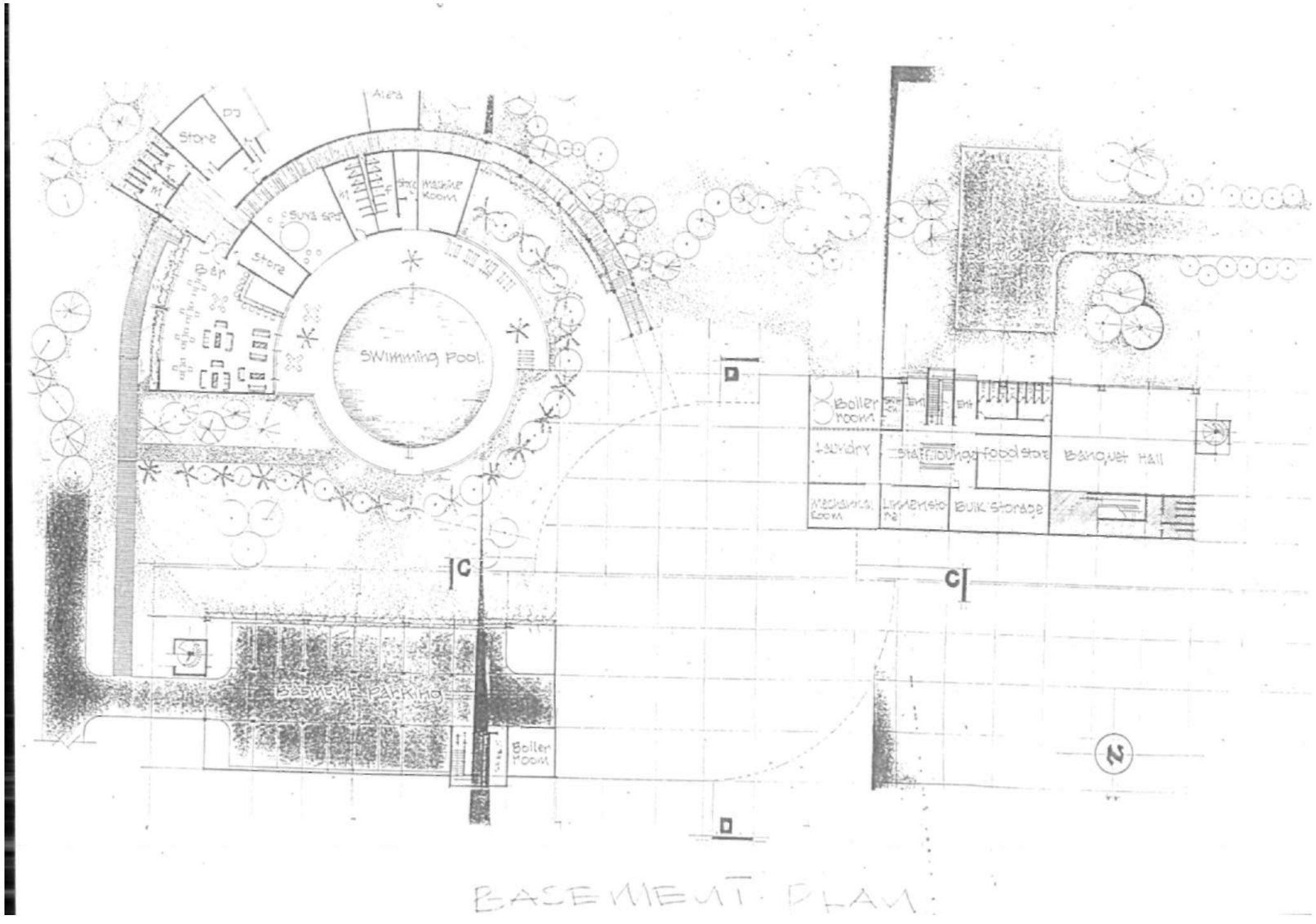
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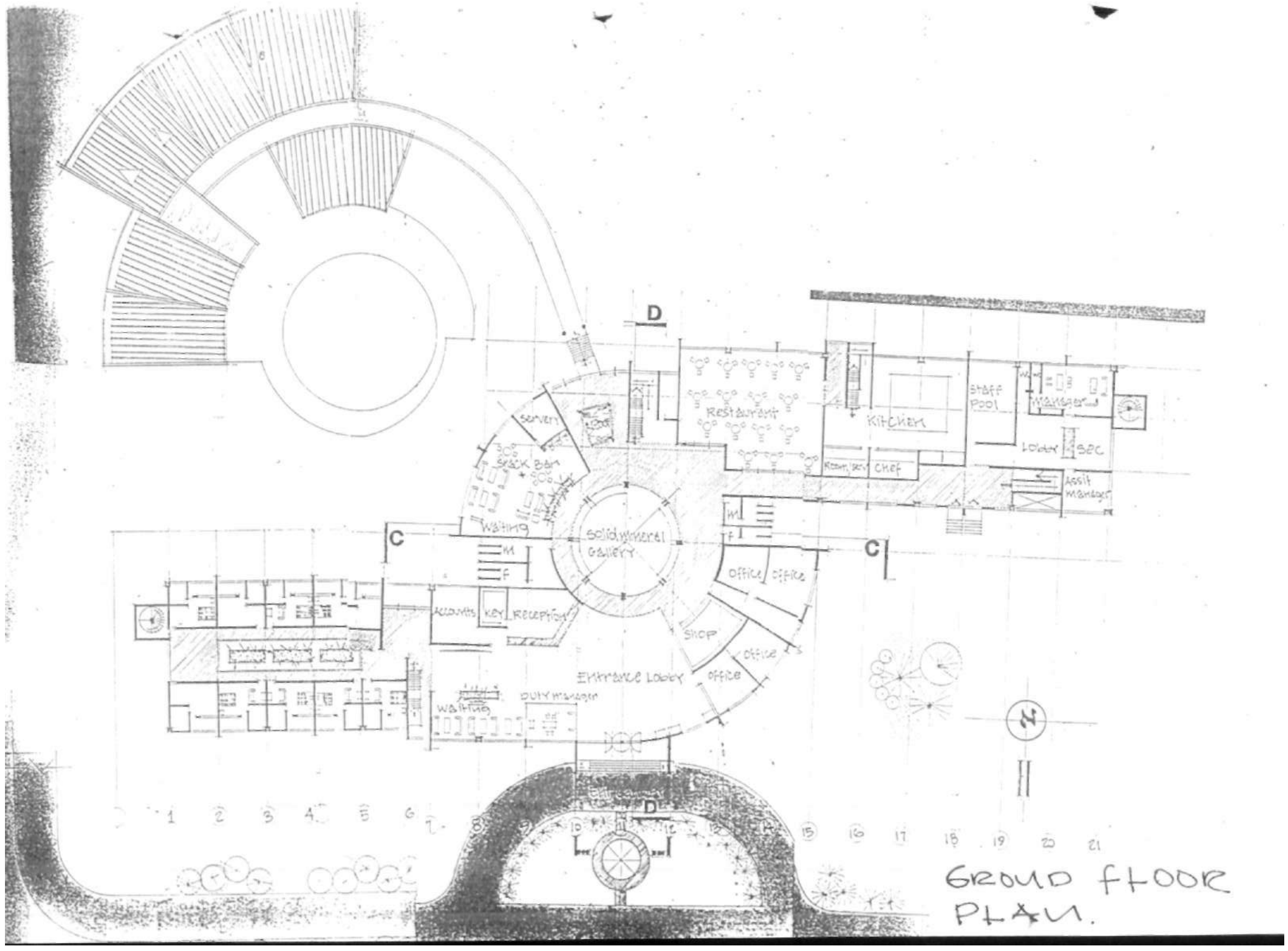
SITE PLAN

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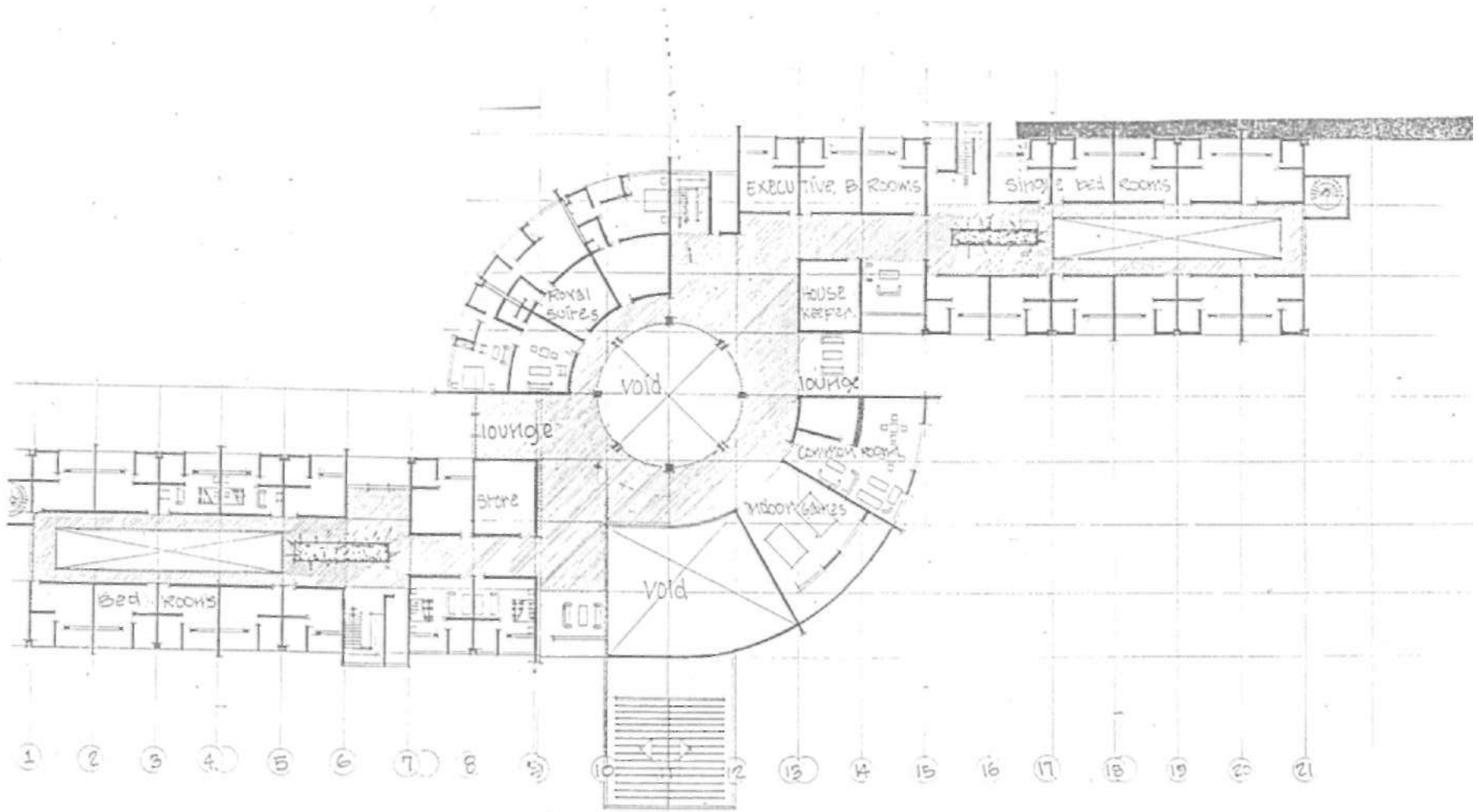
Ⓐ	main block
Ⓑ	basement parking
Ⓒ	bar
Ⓓ	party hall
Ⓔ	changing facilities
Ⓕ	swimming pool
Ⓖ	generator
Ⓗ	service bay
Ⓘ	parking
Ⓙ	drivers shed
Ⓚ	security



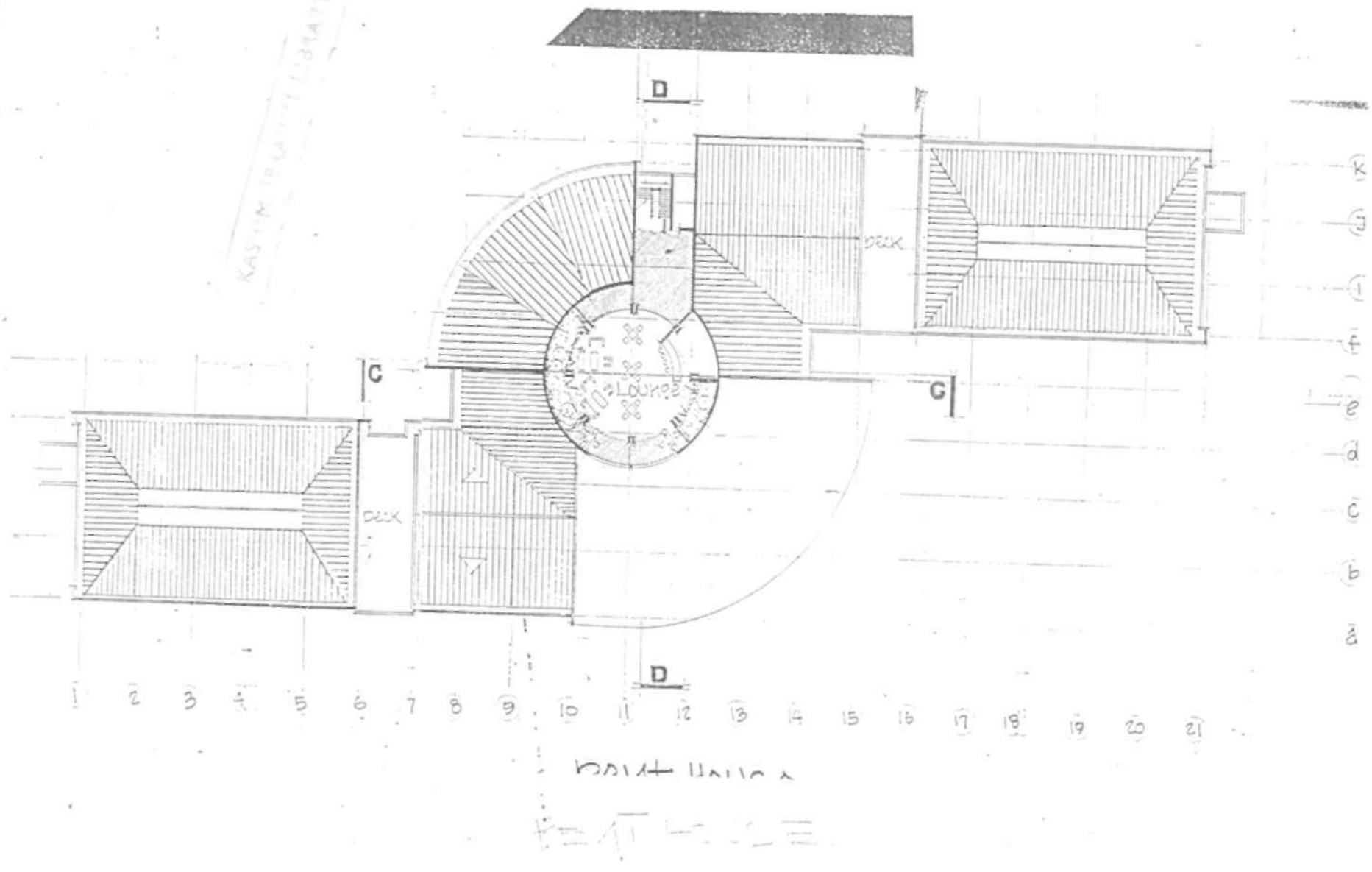
BASEMENT PLAN



GROUND FLOOR PLAN.



FIRST FLOOR PLAN.


D
C
C
D
DECK
DECK
LOUNGE
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21
K
J
f
e
d
c
b
a



Section **C-C**



Section **D-D**



APPROACH.



REAR.



Left Side Elevation.



Right Side Elevation.

