

Transformation of the  
Traditional Urban Core of  
Ibadan: Settings and Style

**T.O. ODEYALE Ph.D**

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## DEDICATION

*To you Professor Ekundayo A. Adeyemi, (first Professor of Architecture in Sub Saharan Africa) who taught me the rudiments of Architecture*

## PREFACE

The traditional urban core of Ibadan, Nigeria, is a vibrant and dynamic place, full of life and energy. It is a place where people from all walks of life come together to live, work, and play. It is also a place of great historical and cultural significance.

However, the traditional urban core of Ibadan is also facing a number of challenges. The city is rapidly growing and modernizing, and the core is struggling to keep up. The streets are congested, the buildings are dilapidated, and the infrastructure is in need of repair.

This book, *Transformation of the Traditional Urban Core of Ibadan: Settings and Style*, explores the challenges and opportunities facing the traditional urban core of Ibadan. It examines the city's history, culture, and current state of affairs, and it offers a number of proposals for how to transform the core into a more vibrant, sustainable, and livable place.

The book is divided into two parts. The first part provides an overview of the traditional urban core of Ibadan. It discusses

the city's geography, history, culture, and economy. It also examines the challenges and opportunities facing the core.

The second part of the book presents a number of proposals for how to transform the traditional urban core of Ibadan. These proposals are based on the findings of the first part of the book, as well as on the authors' own research and experience.

The book is intended for a wide audience, including urban planners, architects, policymakers, and residents of the traditional urban core of Ibadan. It is also intended for anyone who is interested in the challenges and opportunities facing traditional urban cores in developing countries.

I hope that this book will contribute to the transformation of the traditional urban core of Ibadan into a more vibrant, sustainable, and livable place.

**Seyi Odeyale**

April 2023

## FOREWORD

I am delighted to write the foreword to this book, *Transformation of the Traditional Urban Core of Ibadan: Settings and Style*. This book is a timely and important contribution to the discussion of how to transform traditional urban cores in developing countries. The traditional urban core of Ibadan, Nigeria, is a vibrant and dynamic place, full of life and energy. It is a place where people from all walks of life come together to live, work, and play. It is also a place of great historical and cultural significance. However, the traditional urban core of Ibadan is also facing a number of challenges. The city is rapidly growing and modernizing, and the core is struggling to keep up. The streets are congested, the buildings are dilapidated, and the infrastructure is in need of repair. This book, edited by Dr. [Your name], provides a comprehensive and insightful analysis of the challenges and opportunities facing the traditional urban core of Ibadan. It is based on the work of a team of experts from a variety of disciplines, including urban planning, architecture, economics, and sociology. The book is divided into two parts. The first part provides an overview of the traditional urban core of Ibadan. It discusses the city's geography, history, culture, and economy. It also examines

the challenges and opportunities facing the core. The second part of the book presents a number of proposals for how to transform the traditional urban core of Ibadan. These proposals are based on the findings of the first part of the book, as well as on the authors' own research and experience.

I believe that this book is an essential read for anyone who is interested in the challenges and opportunities facing traditional urban cores in developing countries. It is also a valuable resource for urban planners, architects, policymakers, and residents of the traditional urban core of Ibadan.

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## **ACKNOWLEDGEMENT**

This book is the result of the hard work and dedication of many of my 200 and 300 level students (Year 2021 and 2022) of the Department of Architecture, University of Ibadan that participated in the fieldwork of the Local Context Studies that yield the primary data for this book. I would like to thank them all for their contributions.

Finally, I would like to thank the people of the traditional urban core of Ibadan. Their stories and experiences have inspired me, and I hope that this book will contribute to the transformation of their community into a more vibrant, sustainable, and livable place.

**Seyi Odeyale**

April 2023

## INTRODUCTION AND SCOPE

The traditional urban core of Ibadan, Nigeria is characterized by its narrow, winding streets, its densely packed buildings, and its vibrant mix of cultures and traditions. The core is home to a number of important historical landmarks, including the Mapo Hall, the Agodi Gardens, and the Cocoa House. It is also a major center for commerce and trade, with a number of markets and businesses located within its boundaries.

The traditional urban core of Ibadan is a vibrant and dynamic place, full of life and energy. It is a place where people from all walks of life come together to live, work, and play. It is a place where the old and the new coexist, and where tradition and modernity meet.

Here is a more detailed description of some of the key features of the traditional urban core of Ibadan:

- **Narrow, winding streets:** The streets in the traditional urban core of Ibadan are typically narrow and winding, often with sharp turns and corners. This is because the core was originally developed as a traditional Yoruba city, with the streets designed to be easily defended in the event of an attack.

- **Densely packed buildings:** The buildings in the traditional urban core of Ibadan are typically densely packed, with little space between them. This is because the core is a very densely populated area, with a large number of people living in a relatively small space.
- **Vibrant mix of cultures and traditions:** The traditional urban core of Ibadan is home to a vibrant mix of cultures and traditions. The Yoruba people are the largest ethnic group in the core, but there are also significant populations of Hausa, Igbo, and other ethnic groups. This diversity of cultures is reflected in the core's food, music, art, and architecture.
- **Important historical landmarks:** The traditional urban core of Ibadan is home to a number of important historical landmarks, including the Mapo Hall, the Agodi Gardens, and the Cocoa House. The Mapo Hall is a large public hall that was built in the early 1900s. It is a popular venue for meetings, rallies, and other events. The Agodi Gardens are a beautiful public park that is home to a variety of plants and flowers. The Cocoa House is a skyscraper that was built in the 1960s. It was once the tallest building in West Africa, and it is still a symbol of Ibadan's prosperity.

- Major center for commerce and trade: The traditional urban core of Ibadan is a major center for commerce and trade. There are a number of markets and businesses located within its boundaries. The core is also home to a number of financial institutions, including banks and insurance companies.

The traditional urban core of Ibadan is a vibrant and dynamic place, full of life and energy. It is a place where people from all walks of life come together to live, work, and play. It is a place where the old and the new coexist, and where tradition and modernity meet.

## RESEARCH PURPOSE

The main objective of this book is to report the field survey and assessment of the changes in within the traditional urban fabric of the core area of Ibadan (Nigeria), and its vernacular architectural heritage. It investigates the current architectural values and appearance of some of the iconic and vernacular building in the core of Ibadan.

## BUILDING TYPE

The traditional urban core of Ibadan, Nigeria is home to a variety of building types, reflecting the city's rich history and diverse culture. Some of the most common building types in the traditional urban core include:

**Traditional Yoruba houses:** These houses are typically made of mudbrick or wattle and daub, with thatched roofs. They are often decorated with intricate carvings and murals.

*Colonial-era buildings:* These buildings were built during the British colonial period, and they reflect the architectural styles of the time. Some of the most notable colonial-era buildings in Ibadan include the Mapo Hall, the Cocoa House, and the Agodi Gardens.

**Modern buildings:** Ibadan has also experienced significant development in recent years, and there are now a number

of modern buildings in the traditional urban core. These buildings include skyscrapers, shopping malls, and office buildings.

In addition to these three main types of buildings, there are also a number of other building types found in the traditional urban core of Ibadan, such as:

*Religious buildings:* Ibadan is a religiously diverse city, and there are a number of religious buildings in the traditional urban core, including mosques, churches, and temples.

*Educational institutions:* Ibadan is also a major educational center, and there are a number of educational institutions in the traditional urban core, including schools, universities, and libraries.

*Markets:* Ibadan is a major trading center, and there are a number of markets in the traditional urban core, where people come to buy and sell goods.

The traditional urban core of Ibadan is a vibrant and dynamic place, and the variety of building types reflects the city's rich history and diverse culture.

Due to absence of maintenance, it is in a deteriorating conservation state and needs immediate intervention to prevent further decay.

## SOCIAL ORIENTATION

From the social point of view, it is a building with very poor facilities and improper organization of the space. Lack of community association among the people living in the house and their financial status makes the situation even worse. More awareness of real role that tenants and landlords can jointly play would help to maintain the house in a good condition. The concepts of city exist across literature, like most other concepts in research. Cities, for centuries have been the heart, the life-blood of various civilizations, the epicentre of economic, political and artistic activities (Spates and Macionis, 1987). This is similar to the position of Odeyale (2010), who notes that cities are usually the hub of commercial activities in the urban system. The city as a distributional mechanism as it represents a set of human beings and their institutions interacting in a densely settled finite space, producing and distributing economic resources, service and other values (Sepe, 2006; Stokols, et al 1973; Todaro, 1997; Todaro, and Smith, 2009; Wapwera, 2012; Wassmer, 2005). They also note that the city is a mosaic of racial, ethnic, occupational, religious and ideological groups with their differences generating interdependence and

conflict. Glaeser and Kahn (2003), believe that cities can be thought of as the absence of physical space between people and firms. They further explained that cities exist to eliminate the cost of transportation of goods, people and ideas and transportation technologies dictate urban form (Arbury, 2005). Baker et al,1995; Bosselman, 2010; Castells, 1983; Elkin et al, 1991). A city is not an artificial construct, but a set of habits, customs and lifestyles that are interrelated. These elements, according to him, should not be viewed individually as they are subsumed in the identity of the place and the identity of the city (Gbadegesin et al 2011; Gospodim, 2002; Gospodim, 2004; Haughton, and Hunter, 1994; Jagun, 1983; Oyesiku, 2002). It is important to emphasize that the contemporary city is characterized by complexity, simultaneity and instability, leading to situations of transience and transformation (Jiboye, 2011; Ogunbodede and Balogun, 2013); Onokerhoraye, 1995).

***Local context (the traditional urban core) to provide a comprehensive insight on the traditional core of Ibadan***

## RESEARCH METHODS

The research is based on the primary data from interviews, participant observation and field observations. Secondary data comes from academic journals, textbooks and previous research report

This approach involved the use of mainly qualitative data collection and analysis. The qualitative data collection methods used in the book include:

**Key informant interviews:** Key informant interviews were conducted with a variety of stakeholders, including government officials, community leaders, and business owners, to collect their insights on the challenges and opportunities facing the traditional urban core of Ibadan.

**Focus group discussions:** Focus group discussions were conducted with residents and businesses of the traditional urban core of Ibadan to collect their perspectives on the neighborhood and their ideas for its transformation.

**Field observations:** Field observations were conducted in the traditional urban core of Ibadan to document the physical environment and the activities of residents and businesses.

The findings from the field research yield the changing face of the traditional urban core and the various challenges

posed by the advent of modernity seen in the series of transformation of the neighborhood., Suggestions are made to inform policy makers which aim to make the inner core city more vibrant, sustainable, and livable.

# CHAPTER ONE: TRANSITIONS AND TRANSFORMATION OF AFRICAN CITIES

It has been argued that Africa has no recorded history in written form, but evidence persists of the rich culture of the different ethnic groups that make up its inhabitants. Moreover, to examine in particular the existing relationship between architecture and food consumption that affects the built form found in the study area it is necessary to discuss the connections, interrelationships and benefits of these concepts in the evolving modern socio-cultural views on Africa. In essence, economic activities due to a huge increase in population in many cities of the world are of concern, because such activities generate ecological and developmental problems with which another generation has to contend. An example of this is illustrated in Table 1, which highlights the rapid increase in population in Lagos, Nigeria and that this increase in population is mirrored in other cities in the country. Between 1950 and 1995, Lagos did not feature in the list of 15 most populous cities in the world. After 1995, Lagos was ranked number 15 among the most populous cities in the world, the only African city to attain this position and it is interesting to note that, the projection indicated in the table shows that Lagos in 2015 will be third

most populous city on earth. Furthermore, the increased loss of biodiversity reduces access to water, food production, health and shelter for people, especially in Africa. Hence, the rapid population has been on the increase over the past 50 years and it is estimated to rise to over 7.5 and 8.3 billion before 2025 and this could be imagined in six different global scenarios (Figure 1.1).

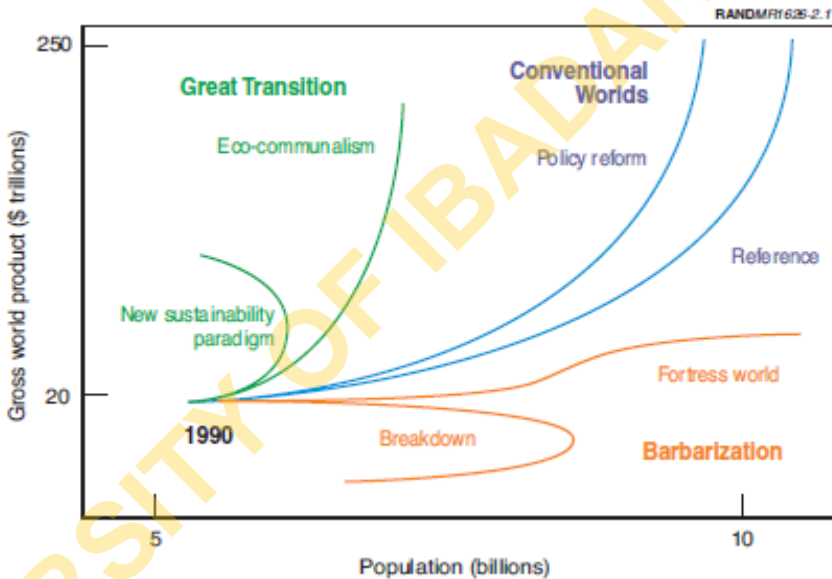


Figure 1.1: Global Trajectories for Per-Capita Income and Population in Six GSG Scenarios. Adapted from Thorn (2021) and E Kemp-Benedict (2002).

The key to this, as this investigation will demonstrate, is an awareness of the potential conflicts between traditional, cultural and social practices and the influx of more recent methods of socio-economic growth.

Table 1: Notable Large Cities and their Population Growth Pattern

<b>City</b>	<b>1950 Population (millions)</b>	<b>City</b>	<b>1995 Population (millions)</b>	<b>City</b>	<b>2015 Population (millions)</b>
1. New York	12.3	Tokyo	26.8	Tokyo	28.7
2. London	8.7	São Paulo	16.4	Bombay	27.4
3. Tokyo	6.9	New York	16.3	Lagos	24.4
4. Paris	5.4	Mexico City	15.6	Shanghai	23.4
5. Moscow	5.4	Bombay	15.1	Jakarta	21.2
6. Shanghai	5.3	Shanghai	15.1	São Paulo	20.8
7. Essen	5.3	Los Angeles	12.4	Karachi	20.6
8. Buenos Aires	5.0	Beijing	12.4	Beijing	19.4
9. Chicago	4.9	Calcutta	11.7	Dhaka	19.0
10. Calcutta	4.4	Seoul	11.6	Mexico City	18.8
11. Osaka	4.1	Jakarta	11.5	New York	17.6
12. Los Angeles	4.0	Buenos Aires	11.0	Calcutta	17.6
13. Beijing	3.9	Tianjin	10.7	Delhi	17.6
14. Milan	3.6	Osaka	10.6	Tianjin	17.0
15. Berlin	3.3	Lagos	10.3	Manila	14.7

*Source: United Nations (1995) in Todaro (1997)*

Cities in both developing and developed countries of the world have been experiencing rapid transformation in their

economies, environments and societies in the last three decades. While some cities change for the better, others have been known to deteriorate in a process known as urban transformation. Urban transformation is an age-old phenomenon that has been sweeping through the world, shaping cities since the beginning of time. In the developed countries in Europe and America, transformations have contributed to an increasing urban identity crisis which transformed cities into heterogeneous units (Gbadegesin, Oladokun and Ayorinde, 2011; Gilbert and Gulger, 1994). The mutation in interpersonal relationships and intergeneration gaps, technological development, mass migrations and globalization have transformed spaces in the urban landscape, as new types of places have arisen and the utilization of existing spaces has been modified. The mid-1980s witnessed an unprecedented transformation of cities both in scale and nature (Gospodim, 2002; Gospodim, 2004). This was influenced by the rapid globalization processes and urbanization. There is a need to promote the conservation, rehabilitation and maintenance of the city to encourage community-based solutions that address sociocultural and environmental problems (Ellis and Sumberg, 1998; Ellis, 1992; Drakakis-Smith, 1992; Drakakis-

Smith et al, 1995; Egziabher et al, 1994; Moll et al, 2005; Njoh, 2006; Nwokeji, 2010).

Urban centres generally are the hub of commercial activities in the large cities of the world and they are variously referred to as the heart of the city. Louis Kahn referred to it as the cathedral of the city. That is, the activities of the city revolve or the core area, the downtown area, the city center, or the Central Business District (CBD). Most African cities exhibit such characteristics of growing out of a city centre; examples such as Cairo, Johannesburg, Accra, Ibadan, Nairobi Maiduguri, Kano and Kaduna. Such centres of the city will have a concentration of banks, offices, shopping complexes, post offices, markets and all such like activities. The city core, mostly in Yoruba urban centers marks the beginning or source of development of the city with its traditions well illustrated.

According to Scargil, (1979), “a house type also seems as a mirror of cultural traditions”.Urban centres in developing countries have shown developments and distribution of new settlements at the fringe of the urban areas as a result of the urbanization process (Wapwera, 2012). The continuous increase in urban phenomenon has led to the spatial

expansion of the boundaries of cities; thus urban planning is experiencing a crisis. The reality in big cities in Nigeria such as Ibadan, Lagos, Benin, Calabar Kano, Port Harcourt etc., presents several problems that are worthy of mention. These problems include urban decay, slums, overcrowding, lawlessness and the invasion of peri-urban spaces. In the social sciences, the built environment is a term used to refer to the man-made surroundings that provide the setting for human activity, ranging from buildings and parks or green space to neighbourhoods and cities that can often include their supporting infrastructure, such as water supply or energy networks (Wassmer, 2005).

The phenomenon of growth and expansion of the built environment in many countries in Sub-Sahara Africa, particularly Nigeria is often accompanied by various planning and environmental problems. One such problem, from the physical planning perspective, is the development of urban sprawl which is a dispersed form of urban expansion that is environmentally unsustainable. Urban sprawl is considered an interesting spatial and socio-economic phenomenon due to its unpredictable nature. This has created challenges to governance and the achievement of a sustainable built

environment which is one of the focal points of sustainable development. The effects of globalization in developing countries have resulted in increased migration from rural areas to urban centres. Migration assumes a significant role in determining the pace and demographic dynamics underlying the growth of urban areas (Stokols et al., 1973).

In South East Asia and Sub-Saharan Africa for example, millions of people move from rural to urban places because of the opportunity for a better life, hence national rates of urbanization in the two regions are relatively high (Jagun, 1983; Todaro, 1997). Table 1 shows the rate of urbanisation in Sub-Saharan Africa and the increase in population over the years in Nigerian cities. The experience over the years is that urban crowding (reflected in the high number of people per living space/ unit) and high density (in terms of unit) have been seen as the grave consequence of rural-urban drift and unsustainable living (figure 1.2).

Other consequences of rural-urban drift are noticeable in the food production capability of the region and housing including congestion, moral degradation, crime, heaps of refuse along the streets, population, slum creation and

shortage of social facilities. The situation is warranted by the desire of rural migrants to take advantage of income-earning opportunities and to gain access to social services available in the city.

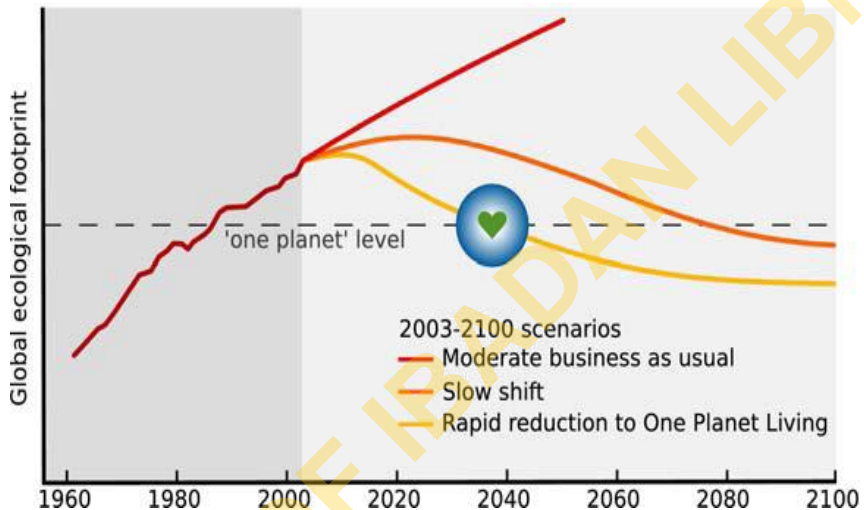


Figure 1.2: Consequences of Unsustainable Living. Source: Development Group One Planet Action Plan (2010).

The effects of globalization in developing countries have resulted in increased migration from rural areas to urban centres. Migration assumes a significant role in determining the pace and demographic dynamics underlying the growth of urban areas (Stokols et al., 1973). In South East Asia and Sub-Saharan Africa for example, millions of people move from rural to urban places because of the opportunity for a

better life, hence national rates of urbanization in the two regions are relatively high (Jagun, 1983; Todaro, 1997).

### **Pre-Colonial Cities in Nigeria: Urban Morphology**

Nigeria is the most populous African country and its urban population amounts to more than the combined total urban population of the other West African countries put together. The urbanization process in Nigeria predates the arrival of the Europeans (Mabogunje, 1968; 1980). This is a different situation from that of most parts of Africa, where urban development was initiated during the colonial period. Nevertheless, the contemporary urban system of Nigeria is an outcome of a multitude of forces of which colonialism is a key part (Potter and Salau, 1990). Before the coming of the British, a well-developed system of cities had existed in Nigeria (Bascom, 1955; 1957; Potter and Lloyd-Evans, 1998; Potter et al, 2008).

The system of cities, however, was not integrated but of various isolated urban centres, which related to existing socio-political groups. Colonialism superimposed another system on these indigenous socio-political groups that are of different ethnic origins. In 1914, Lord Lugard, the governor-

general of the British protectorate amalgamated the northern and southern protectorate to become one country. Hence, Nigeria is a country of different nations and ethnic groups with different ethnic agendas. Thus, the contemporary national urban system of Nigeria represents an amalgam of these different components. The proportion of the total population living in cities with 20,000 or more population was estimated to be 4.8 per cent in 1921 and 6.7 per cent in 1931 (see Tables 1). This had risen to 10.2 per cent by the 1952/3 census and 19.2 per cent by 1963. However, Salau, (1986) further observe that:

if we adopt 5,000 as the minimum population size of an urban centre, then, according to the 1952 census, the urban population of Nigeria at that time was 9.3 million (about 30 per cent of the total population). Nigeria has vast agricultural land from the northern part to the southern part with a total area of 923,768 km<sup>2</sup>.

The Nigerian cultural and physical landscape furnishes us with a variety of village and town settlements whose spatial layout and design principles have lessons to teach us about their adaptive potential for modern architectural

programmes. Many of these villages provide arable farmland for the production of food for the country and part of West African countries. Factors behind their layout and spatial schemes are as intriguing as their formal attributes which are predicated on cultural factors of habitation not to speak of the environmental issues that influence their planning. Such factors include the following: the ideals of man in society, the pressure of population density, social organization, land-use pattern, the nature of available terrains, defence, the need for social and economic associations, religious precepts and several others.

### **Post-Independence Pattern of City Growth in Nigeria**

The rate of “growth of cities” has not been uniform (Salau, 1986). Major cities have recorded the most phenomenal growth and the number of cities with 500,000 inhabitants and above has risen from only two in 1963 (see Table 1) to about fourteen in 1984. Todaro (1997) also observed that rapid population growth “will have far outpaced the growth of human and physical infrastructure needed for even moderately efficient economic life and orderly political and social relationships” in many developing countries. The disadvantage of large crowding has caused local economies

to be dwarfed by the costs of congestion and land use. Migration is also a contributory factor to Africa's underdevelopment.

Todaro (1997), identifies the factors leading to migration or rural-urban drift. I am emphasizing the fact that they have a link to the decline in rural agricultural produce that contributes to the urban food supply in Akure and another rapidly developing region in Nigeria. These factors include (1) social factors, including the desire of migrants to break away from traditional constraints of social or kinship affiliations; (2) physical factors, such as floods and droughts, wars and rural violence; (3) demographic factors, concomitant high rates of rural population growth; (4) cultural factors, including the security of African urban extended-family relationships and the allure of modern urban amenities; (5) communication factors, including improved transportation, urban-oriented educational systems, and the modernizing impact of radio, television, and cinema. (Todaro, 1997: 28-29),

Developing countries are especially affected. In their bid to follow global trends, they have embraced many policies and

socio-cultural lifestyles that are unsustainable. Developing countries such as Nigeria accounted for the greatest number of rapidly urbanized centres in Sub-Sahara Africa and Ibadan is one (Olayiwola, 2000; Onibokun, 1985; Mabogunje, 1980), with its attendant overpopulation, poverty, lack of employment, dependency on the fossil-based economy and abandonment of its agricultural base. Without addressing this problem from the viewpoint of the earth's scarce resources, we may be unable to sustain life in a city (Steel, 2009; Allen, 1993). Hence, there is a need for a rethink to make adequate provision for present and future generations.

## CHAPTER TWO: HISTORY AND DESCRIPTION OF THE SITE AND SITE LOCATION

### BRIEF HISTORY OF IBADAN

The Founding of Ibadan:

*Ibadan: A War Camp Turned City*

Ibadan, Nigeria, was founded in 1829 during a period of turmoil in Yorubaland (see Figures 2.1-2.2). The city of Ibadan located in the South-West of Nigeria is the third most populous city in the country. With a current population of over six million residents. Many old Yoruba cities, such as Oyo, Ijaye, and Owu, had been destroyed, and new ones, such as Abeokuta, Oyo Atiba, and Ibadan, were springing up to replace them. According to local historians, Ibadan was founded by Lagelu as a war camp for warriors from Oyo, Ife, and Ijebu. The city's name comes from the Yoruba phrase "Eba Odan," which means "by the edge of the meadow." Ibadan quickly grew into a major city due to its strategic location and its proximity to natural resources. The city is located at the crossroads of several important trade routes, and it is surrounded by a region that is rich in agricultural products. Ibadan is now one of the largest cities in Nigeria,

and it is a major centre for commerce, education, and culture. The city is also home to many important historical landmarks, including the Mapo Hall, the Cocoa House, and the Agodi Gardens. As a forest site containing several ranges of hills, varying in elevation from 160 to 275 metres, the location of the camp offered strategic defence opportunities. Moreover, its location at the fringe of the forest (from which the city got its name) promoted its emergence as a marketing centre for traders and goods from both the forest and grassland areas.



Figure 2.1: MAP SHOWING LOCATION OF IBADAN  
Adapted from Odeyale. (2023)

Ibadan is a city located in South West region of Nigeria. It is the country's second-largest city in West Africa and the third-most populous city in Nigeria (with over 3.5 million dwellers) after Lagos and Kano. And also, is the capital of Oyo state.

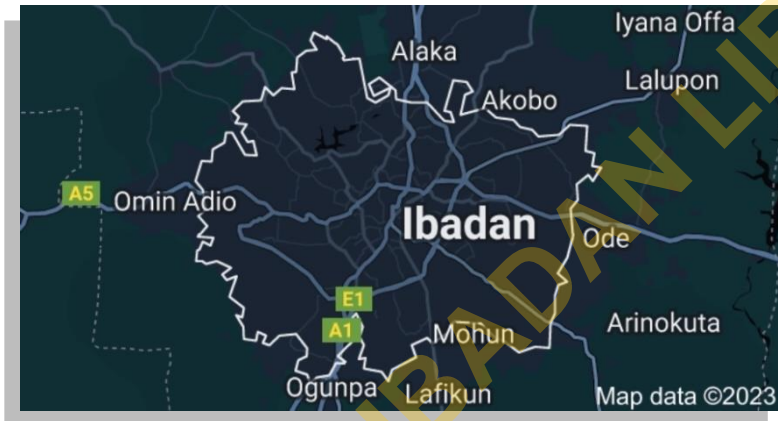


Figure 2.2: MAP SHOWING IBADAN. Source: Map Data, 2023

The history of Ibadan can be traced to the reign of the great old Oyo empire (Oyo-Ile). It was recorded that the Alaafin (king) of the Oyo empire ordered Lagelu who was then the commander of armed forces (Are-Ona-Kakanfo) in Oyo, and some of his best men in Oyo, Ilesa and Ogbomosho to build a war camp for warriors coming from Ijebu, Ife and Egba kingdoms. Jagun Lagelu and his men settled in Àwótán, in Apete (presently in the Ido local government area) and founded a settlement which they called Eba Odan. A few

years later, Eba-Odan was invaded and ransacked by Oyo armies for violating the customs of Yorubaland.

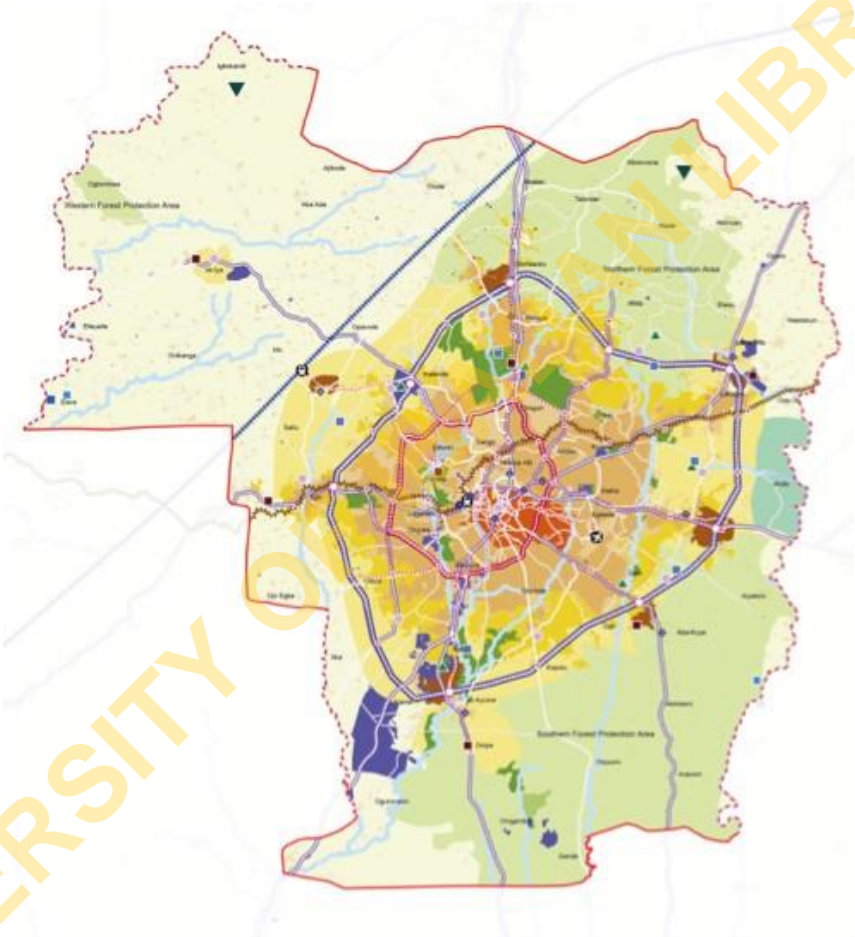


Figure 2.3: Ibadan City Masterplan. Source: Bruce (2023), after Dar Group.

## **CHAPTER THREE: CASE STUDY OF DUGBE; (COMMERCIAL CENTRE OF IBADAN)**

### *How Dugbe, Ibadan Became a Major Center of Trade and Commerce*

Dugbe, Ibadan, Nigeria became a major centre of trade and commerce due to its strategic location at the centre of the city and its proximity to the railroad. The British colonial administration built a railroad that reached Ibadan in 1901 and eventually reached Kano in Northern Nigeria by 1912. This made Dugbe a major trading centre along the rail route, connecting it to other major cities and regions in Nigeria. The surrounding region of Dugbe is also rich in natural resources, producing cassava, cocoa, cotton, rubber, timber, and palm oil. This made Dugbe a desirable location for businesses and traders, as it provided easy access to a variety of goods. As a result of its strategic location and proximity to natural resources, Dugbe grew rapidly and prospered. The city also developed manufacturing and service industries to support its growing population.

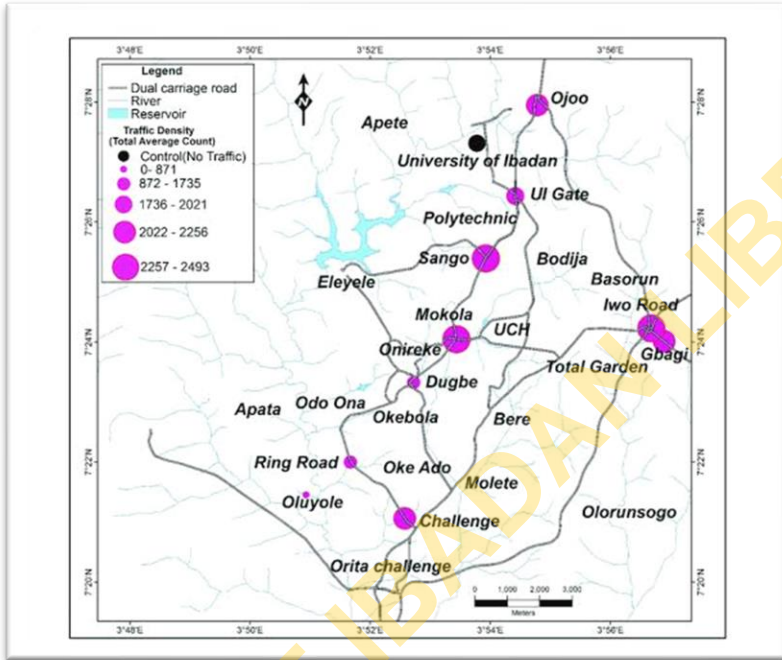


Figure 3.1: MAP SHOWING Dugbe IBADAN

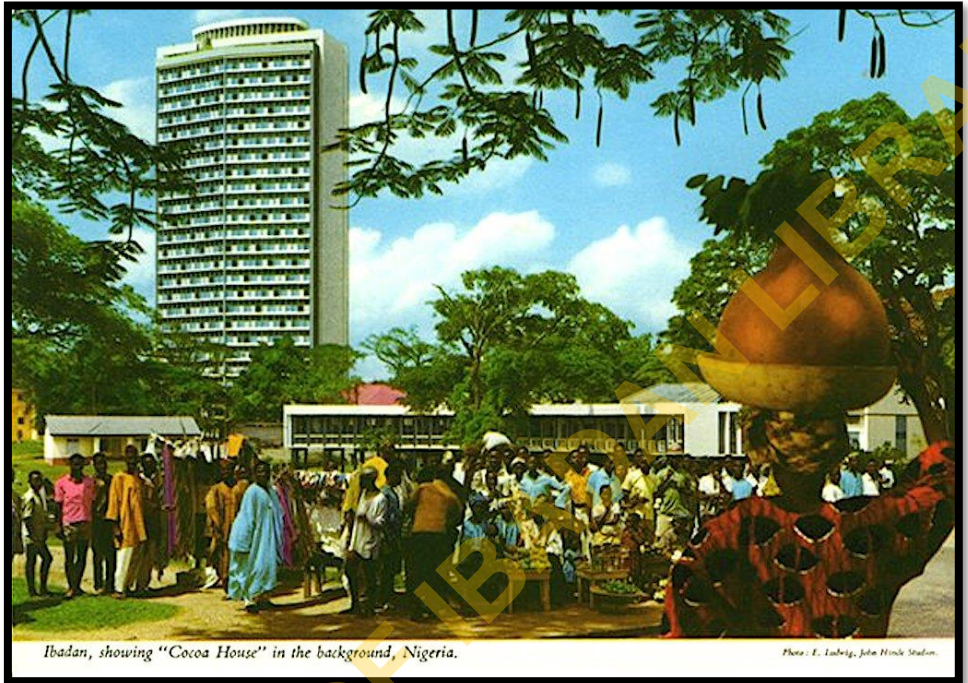
### FEATURES OF DUGBE

Ibadan is a busy city but also accommodates an adequate amount of entertainment and relaxation. Dugbe is where many banks have one or more branches. The southwest regional office of the Central Bank of Nigeria is at Dugbe. Also, Nigeria's first skyscraper, the Cocoa House is strongly positioned (figure 3.2). Cocoa House is one of the few skyscrapers in the city and is at the hub of Ibadan's commercial centre. The Cocoa house is the headquarters for

the Oodua Investment Company co-owned by all southwestern states. Other tall buildings around the Dugbe axis include the Femi Johnson glass house, the CBN building, the United Bank for Africa, the Oxford building, and the Federal Radio Corporation of Nigeria's Building, among others (see Figures 3. 3-3.11).

### **INFRASTRUCTURE IN DUGBE**

Cocoa House was completed in 1965 and to date, it still sits on the foundation of history. The cocoa house is 105 meters high. The building used to be referred to as 'ile awon agbe' (house of farmers). A fire outbreak was reported at Cocoa House in 1985; the first Shoprite mall in Ibadan is located in the same compound now.



Ibadan, showing "Cocoa House" in the background, Nigeria.

Photo: E. Imberg, John Hinde Studios.

Figure 3.2: Ibadan Showing the Cocoa House. Source: John Hinde (1960) [johnhindecollections.com](http://johnhindecollections.com)

### **‘KOKO’ DOME**

**Koko Dome:** A Leisure Entertainment Center for All

Another iconic structure in the Cocoa House compound is the Koko Dome, a leisure entertainment centre for the entire family. Koko Dome offers something for everyone, from thrilling rides and attractions for children to sophisticated dining and nightlife options for adults. Koko Dome is committed to sustaining the legacy, heritage, and dreams of

its founding fathers. The centre provides a vibrant and welcoming space for people of all ages to come together and enjoy themselves.



Figure 3.3: Koko Dome an iconic structure. Source: Fieldwork (2022)

### **DAILY SKETCH BUILDING**

Nigerian Sketch which published daily, weekend, and Sunday editions as well as a Yoruba edition, Gbohngbohun, was owned by Odu'a Investment Company Limited. The

Odu'a Investment Company Limited is a conglomerate co-owned by the Oyo, Ogun, Osun, Ondo, and Ekiti states.

### **BROKING HOUSE**

This structure, popularly called “Glass House” or “Femi Johnson” is a 12 floor-building. This edifice was built by the popular insurance and risk-management mogul, the late Femi Johnson Ogundoyin. It is situated in the modern commercial nerve of the city, Dugbe. Just after Cocoa House.



Figure 3.4: Femi Johnson House ‘the Broking House’.

Source: Fieldwork (2022)

It was completed in 1982 and the Insurance company of Femi Johnson & Co. occupy the 9th floor of the Glass House. Perhaps after the Cocoa House, this building is the 2nd tallest building in Ibadan. The building is mostly built of glass and in the sun, the bouncing of sunrays off the panes of glass provides an amazing view that will overwhelm you.

### **COOPERATIVE BANK**

Co-operative Bank of Western Nigeria, Ibadan has the office block and the assembly hall/cinema, Ibadan built in 1962 and the foundation was laid by the late Chief Obafemi Awolowo on 1st November 1954. The building is one of the early High-rise buildings in Nigeria designed by Maxwell Fry and his wife Jane Drew- architects of the University of Ibadan Masterplan. Pa Obisesan also became the pioneer chairman of the Cooperative Bank of Ibadan. A bank created to serve the needs of cooperative societies in the region. As the leader of the cooperative produce society, he was an important voice against foul tactics used by merchant middlemen and Cocoa exporters. The cooperative bank building still stands at Oba Adebimpe Road Dugbe, Ibadan as one of the beloved buildings of the Western Region of Nigeria.



Figure 3.5: Old Cooperative Bank Building. Source: Fieldwork (2022)

### **AJE HOUSE: A Legacy of Excellence**

Aje House is a 12-story office tower in Dugbe, Ibadan, Nigeria. It is one of the earliest first-class office towers in Nigeria, built by renowned construction giant Cappa d'Alberto in the 50s and opened for use in 1960. Aje House

holds a special place in the minds of professionals in Ibadan's business/intellectual community. In the 80s, 90s, and 2000s, it was the abode/refuge of young professionals, alongside buildings like Ile-Itesiwaju and Leventis. Aje House offers traditional office space, a holistic live-work environment with a mix of contemporary business space, secure car and cycle parking, and supporting retail, leisure, and hospitality facilities. In the olden days of the building, when Cocoa House was consumed in the infamous inferno and Brooking House was out of reach for young professionals just finding their feet, Aje House was a beacon of hope. Without any doubt, quite a sizeable number of the city's now-celebrated professionals must have passed through one of these 3 office structures on their way to the Zenith of their careers.



Figure 3.6: Aje Building. Source: Fieldwork (2022)

### **KINGSWAY BUILDING**

Kingsway Stores, a subsidiary of UAC, brought Western-style consumer culture to Nigeria's city-dwelling middle and upper classes. It offered a wide variety of goods, including food, clothing, and electronics, that were not previously

available in Nigeria. Kingsway Stores also became a popular destination for children and adults alike, thanks to its memorable visual displays and its snack bars.

The food division of UAC had been manufacturing and selling sausage rolls and other snack foods at wholesale levels for about 25 years when, in 1978, Kingsway decided to open a small chain of snack bars. Known as Kingsway Rendezvous, these snack bars offered a variety of freshly prepared snacks, such as sandwiches, pastries, and ice cream.

However, the further development of Kingsway Rendezvous in other cities was obstructed by problems of transportation. At the time, it was difficult to transport fresh food quickly and safely over long distances. As a result, Kingsway Rendezvous remained a relatively small chain, with only a few locations in Lagos and Ibadan. Despite its challenges, Kingsway Rendezvous was a popular spot for Nigerians to enjoy a taste of the West. It offered a variety of snacks that were not available elsewhere in Nigeria, and its atmosphere was both fun and relaxing.



Figure 3.7: Old Kingsway Building. Source: Fieldwork (2022)

Leventis Foods Limited is a subsidiary of A.G Leventis (Nigeria) Plc. and one of the largest bakeries in Nigeria producing a highly nutritious variety of bakery products and snacks.

Leventis building at Dugbe is an architectural design of note where household products of any kind were widely sold by A.G Leventis. A.G. Leventis (Nigeria) PLC, Is a leading conglomerate in Nigeria, with a variety of products and services.

## **DÙGBÈ ROAD**

A newly widened road leads from the J Allen route towards Adekunle Fajuyi road. Behind the Babaganku police station and Fijabi store, on the mass land en route to Onireke, is the Afonta area. TCTC used to have their garage around the junction of the Fijabi store, where commuters would load to Abeokuta. Adekunle Fajuyi road en route Queen Elizabeth Road annexe to Ekotedo, one of the environs of the Dugbe community, is Akinloye house for business activities in the hillside of Dugbe Alawo. On Egunjenmi road are Leventis, CFAO, the Dendeh house of the great Lebanese where Dendeh has his clothing shop, store, and place of residence, the Dendeh building situated at Akinloye's house at Dugbe just beside the great Sariyu cooper shop, and the Pelly Foam building. The former Barclays Bank of Africa Ibadan, now Union Bank, is situated in front of Colonel Adekunle Fajuyi's statue with the tower. The great First Bank, the Federal Ministry of Labour and Productivity, and the Federal Ministry of Trade and Investment share a compound.

## **SOCIAL LIFE AROUND DÙGBÈ**

From the railways, you will be intimidated by the enchanting sight of the 25-storey Cocoa House, then known as "Ile Awon Agbe"- the first skyscraper in Nigeria, completed in 1965, at a height of 105 meters.

Which was built from the proceeds of commodities- cocoa, rubber, and timber, without any federal allocation or money. It was once the tallest building in tropical Africa. Then the ancient homes of the Syrians and Lebanese and their Cocoa stores, warehouses, and showrooms, made Ibadan the business nerve centre and commercial hub. There are numerous bars, lounges, and nightclubs to enjoy, including the Lebanese-owned "KOKO Dome" which is the oldest nightclub in the city dating back to the mid-90s.

## **LANDMARKS**

**Oke Bola: A Hub of Business and Culture**

Oke Bola is a vibrant and bustling community in Ibadan, Nigeria. It is home to a wide variety of businesses, including Kingsway Stores, Leventis Stores, Gbagi Market, Union Bank, First Bank, Cooperative Bank, Radio Nigeria, PZ, and John Holt. In the past, natives and non-natives alike thrived in Oke Bola without hindrance. Today, the community is still home to a diverse population, and it is a popular destination

for both locals and tourists alike. Some of the notable landmarks in Oke Bola include the Fagboun tailors, the Baptist bookstores, and the Nigeria Post Office building complex. The Nigeria Railway Corporation is also located nearby in Dugbe.



Figure 3.8: A modern building along the Dugbe Road:  
Fieldwork (2022)

Dugbe community had a great market full of many products in the early 60s till today but in the late 80s, the main market was moved to the Aleshinloye market. Dugbe houses the

Oyo State Library Board, Oyo State Dental Clinic, and Central Bank of Nigeria. Jimoh Odutola has his sales outlet on the road named after him before the Ogunpa River. Itesiwaju Building, Former U.A.C, Old Gbagi, U A C Building is located at 11 Lebanon Street, a close environment of dùgbè.

Radio Nigeria which is South West's final headquarters is on the Oba Adebimpe Road. We have Lebanese street on Lebanese road, new court road. The old Oxford House is a building for the sale of books in the olden days. At the junction of J Allen is a big centre curved area which is meant for a roundabout in the master plan of Ibadan and the place has been occupied by Zenith Bank as the land is said to be leased by Late Parakoyi of Ibadan land, Sir Bode Akindele.



Figure 3.9: Obafemi Awolowo House, Dugbe: Fieldwork (2022)

MDS building as a warehouse for bottled drinks and flour at the side of the railway on Magazine Road of Dùgbè, Sijuwola building houses Wema Bank on the Adekunle Fajuyi road. The Dugbe as of today houses Tokunbo cloth, books, new clothes, and household items.



Figure 3.10: MDS building as a warehouse Fieldwork (2022)



Figure 3.11: Ibadan Boys High School. Source: Fieldwork (2022)

Dugbe is the only market in Oyo State that has six police stations around it; Ido gate which was named after native authority policemen of ages, Railway Police Station, Babaganku around Afonta, Iyaganku, Magara Police Station and Aleshinloye Police Station.

The widest market in Oyo State is said to be around Dugbe looking at the shops around the Nigeria Railway Corporation which starts from Dugbe and covers the Iyaganku enroute Aleshinloye to Magazine Road and back to the Adekunle Fajuyi road, the length of the shops on the side road of the NRC is large and wide as a big market.

The law of property determines who owns something, but the market determines how it will be used, truly dũgbè is the commercial centre of Ibadan.

## OKE BOLA



Figure 3.12: A view along Dugbe Road: Fieldwork (2022)

## **HISTORY**

### **Oke Bola: A Quarter with a Rich History**

Oke Bola is a prominent area in Ibadan South West Local Government, Ward 8. It was named after Chief Bola, a war chief who gave the portion of land on which St James's Cathedral, Oke-Bola now stands to the Anglican Church. The word "Oke" is often understood to mean "mountain" or "hill," but in Ibadan, it can also mean "quarter." Many areas in Ibadan start with the word "Oke," such as Oke Are, Oke Sapati, Oke Ado, Oke Odo, Oke Ola, Oke Aremo, Oke Dada, and Oke Paadi.

Oke Bola was under British rule in 1893, but it later became a Yoruba military headquarters in 1929 as part of the Niger River Delta Protectorate. The history of Oke Bola is rich and complex, and it is reflected in the names of its sub-quarters. For example, Oke Are is named after Chief Are Latoosa, a war chief who fought against the British in the 19th century. Oke Sapati is named after Father Shepherd, a missionary who founded a church in the area in the late 19th century. Oke-Ado is named after Ado, a Yoruba settlement that

existed in the area before the arrival of the British. Oke Odo is named after the Kudeti River, which flows through the area. Oke Ola is named after Salami Adedoja Ekolo, a war chief who settled in the area in the early 20th century. Oke Aremo is named after Aremokeyé, a man who was known for his bravery and strength. Oke Dada is named after Baale Opadere Dada, the traditional ruler of the area in the late 19th century. Oke Paadi is named after the Catholic church, which has a prominent presence in the area. Oke Bola is a vibrant and diverse community, and its history is reflected in its people, its culture, and its architecture.

#### Oke Bola: A Thriving Quarter Named After a War Chief

Oke Bola, a prominent area in Ibadan South West Local Government, Ward 8, was named after Chief Bola, a war chief who donated the land on which St James's Cathedral, Oke-Bola now stands to the Anglican Church. The name "Oke Bola" literally means "Bola's Quarter" in Yoruba. It is one of many areas in Ibadan that start with the word "Oke," which means "quarter." Oke Bola has a rich history dating back to the 19th century. It was under British rule in 1893 but later became a Yoruba military headquarters in 1929 as part of the Niger River Delta Protectorate. Today, Oke Bola is a

vibrant and diverse community (Figures 3.12 - 3.15). It is home to a variety of businesses, religious institutions, and educational institutions. It is also a popular destination for shopping and dining. Chief Bola's legacy continues to live on in Oke Bola. He is remembered for his generosity and his commitment to the community.



Figure 3.13: ST. JAMES CATHEDRAL, OKE-BOLA, DUGBE, IBADAN Source: Fieldwork, 2022



Figure 3.14: AWOLOWO'S OKE BOLA BUNGALOW (AWO LIVES ON) Source: Fieldwork 2022.

Oke Bola is synonymous with the late Chief Awolowo, even though the Tribune newspaper was founded at 98 Shittu, Agbadagbudu. Oke Bola was where Chief Awolowo purchased his first property, a printing machine, and where he critically evaluated editorials in major newspapers of the time, such as the Pilot, Daily Times, Akede Eko, and others.

Oke Bola is inextricably linked with the great Awolowo. On one occasion, Chief Obafemi summoned all the students and lecturers at the University College, Ibadan (UCI), to his Oke-Bola residence to express his disdain for the Federal Government. In the olden days, as you entered Oke Bola from the railways, you would be intimidated by the enchanting sight of the 25-storey Cocoa House, then known as "Ile Awon Agbe" - the first skyscraper in Nigeria, completed in 1965 and built by a man who made Oke Bola his home.



Figure 3.15: COCOA HOUSE IBADAN. Source: Fieldwork 2022/2023

# CHAPTER FOUR: CASE STUDY OF RESIDENTIAL BUILDING OKE BOLA DUGBE

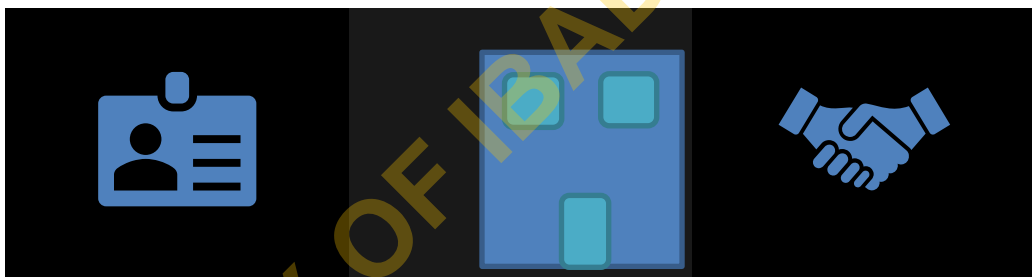
**ILE MABADEJE.**

**LOCATION:** OKE BOLA ROAD, OPPOSITE GASTAB FILLING STATION

**AGE OF HOUSE:** 90 YEARS

**SIZE OF BUILDING:** 10 x 14 METERS

We were able to interview the residents of the building.



## **Summary of interview with residents of Ile Mabadeje**

**Q. What is the name of the House Owner?**

A -Well, he doesn't live with us, but he goes by the name Mr Mabadeje, he collects a sum of #1500 per month as rent and #18000 per year. This building has stood for about 90 years; it's a very strong building. I don't think we can see these types of woods used to build this house in Nigeria again. I go by the name Ileke Amusa.

**Q. How old are you?**

*A. I'm 74 years old, and my neighbour is 72.*

**How long have you stayed in the house?**

*A. I've been in this house since 2014, that makes it 8 years in the house.*

**Q. Are you the only tenant in the house?**

*A. No, most of them have gone to work and their different churches.*

**Q. What kinds of people live in the house?**

*A. Basically, most of the tenants are adults. There are no youths as tenants here, the youths here are under their parents as a family.*

**Q. What is the average size of families in the house?**

*A. We have families of 5 as the minimum here and a family of 9 as the largest family in the house.*

**Q. What is your occupation?**

*A. I'm a retail trader, I sell provisions and edible items, like snacks. My friend here is also a retail trader.*

**Q. What are the challenges you're facing in the community?**

*A. First of all, I will say that the power supply is the issue. We get electricity at very odd times, like 1 AM to 5 AM at midnight. Most of us won't be awake to use the light.*

**Q. What are the benefits of the community?**

*A. As a retail trader, people buy a lot from me in this community; everybody always needs something that I sell.*

**Q. How do you cook in the house?**

*A. We now cook with stoves and kerosene stoves. In the past, we used firewood to cook and we had our kitchens outside.*

**Q. How is the ventilation in the house?**

*A. The house gets a lot of air and breeze. We have two window sets in each room, and though not cross-ventilated, it is still sufficient for us.*



Figure 4.1: An old residential apartment under study.

Source: Fieldwork 2022

### **DESCRIPTION OF THE BUILDING**

The building is a 2-floor building consisting of eight rooms on each floor (4 on each side) with a long lobby in the middle on both floors. As for the ground floor, only two occupants are residing in just two rooms whose names are: Mrs Olayinka Rebecca and Mrs Alakia Musa. Their presumed ages should be between 70 to 75. We were told that the owner, Mr Mabadeje is dead, and he survived by two children. Mrs.

Olayinka and Mrs Alakiamusa are both traders. Mrs Alakiamusa sells provisions. On the ground floor, two of the rooms are occupied by Mrs Alakiamusa and Mrs Olayinka, two were shops and the rest are used as stores. The first floor, two rooms are not rented out but the other rooms are occupied by families. Mrs Alakiamusa moved into the building in 2014. She said the rent cost her 1500 naira per month and 18000 naira per year and it has never changed since then. Nearly three out of every five houses have one defect or another concerning the neighbourhood and are in a state of deterioration. Most of the houses in this street have either deteriorated to a sub-standard level or are unfit for human occupation. The people living in this neighborhood seem to be paying a variety of hidden costs on health, poor quality of education, water, employment opportunities etc. which may subsequently leave an impact on the economy considering that increased poverty exerts more pressure on urban facilities. Few of the people living in the building are low-income earners while the rest of them are unemployed.

An improvement in the economic condition of the people will impact positively their housing conditions as poverty tends to breed poor environmental and unhygienic conditions that

have a great impact on human health. This is because the poor are incapable of paying for the required amenities for healthy living, most especially, quality housing thus they become vulnerable to health hazards.

She also said the house has been put on sale so they've been asked to vacate the house. Looking at the structure of the house, they made more use of very strong wood.

The wood has a high durability ratio such that it has maintained the structural framework of the building for over 90 years. The staircase, the slabs, the windows, the doors, and the roof members are all made from this very strong wood maintaining a very cool temperature during the day. The toilet and bathroom are separated from the building. The state of the well water is very bad to the extent that they have to walk long distances to their neighbouring street to have access to clean water from the borehole.

## **THE DESIGN OF THE BUILDING**

Design adds value to products and services. People are often willing to pay more for well-designed products that can offer benefits such as greater usability, increased

functionality and improved aesthetics. Design helps us engage, it keeps us connected to the world, and it helps us navigate our way through physical and digital spaces. Before we get into understanding what design is, it is also important to remind ourselves how we absorb information. The way we perceive the world is through our five senses. Sight, hearing, taste, smell and touch, these independent senses enable our minds to better understand our surroundings. These sense experiences help us navigate through life, working closely alongside other factors when influencing our decision-making process such as environment, age, belief (personal relevance) and influencers (social, celebrities, and friends).

Forms of design have helped the human species transcend into the modern world. Our ability to use design as an expressive system as well as a process to develop solutions is evident from our primitive stages.

The form of the house is cuboid with easy movement so the resident to move and locate their room easily within the house. The form is gotten from Rectangle. Most pre-colonial buildings mostly rectangular as architecture has yet to develop into buildings has different shapes joining together.

Design is used to communicate, depending on who we are, it can be influential by understanding our behaviour and demographics. It has the power to persuade and empower our decision-making process. Being able to understand the client and the type of design he wants, the architect was able to design the building that suited the client's taste. The design of the house is a single-room apartment consisting of 12 rooms, a kitchen, stores, bathrooms and a toilet which are built separately from the house. The roof type is a Gable roof.

Solution-driven design is creative problem-solving. The designer identifies or understands a need, and then sets out to find solutions. This is done through a creative process, studying environments, and people, figuring out what's lacking, and how can it be improved. With the help of the design of the building, we could see that the rooms on the ground floor have been converted into shops or used since there was a need for them by the owner of the house.

## **CONDITION OF HOUSING AND INFRASTRUCTURAL FACILITIES**

### **Housing Condition**

The quality of housing in the study area is on the decline due to the ageing of building materials used for construction, inadequate technology, and poor planning standards in handling the building components. Sun-dried blocks and mud account for the highest material used for building in the study area. The wood used in construction remains very strong though.

### **Source of Water Supply**

Findings show that most of the residents get water from hand-dug wells, while few others get from pipe-borne water systems and boreholes. It can therefore be concluded that hand-dug wells are the main source of water supply in the environment. This situation does not guarantee an adequate supply of good-quality water in the area. Most of the wells are located in unkempt surroundings, some of which are without cover while the water is used raw without treatment. Areas where there is evidence of boreholes are not functioning. The rainwater used as a substitute during the rainy season has the possibility of being contaminated as the majority of the roofing sheets are rusty and dirty.

### **Toilet and Bathroom Facilities**

The majority of the Dugbe residents use pit latrines in their homes, while few uses water closets. This shows that the use of pit latrines is dominant in the study area.

### **Condition of Drainages**

Investigation into drainage conditions reveals that the condition of drainage systems in the environment is generally very poor. A lot of household waste and debris get dumped in the drainage channels.

### **Method of Waste Disposal**

The research shows that most of the respondents dispose of their wastes in open spaces or drainage channels while others burn theirs. The modern system of waste disposal by the Waste Management Authority is yet to be embraced in the area. This reveals the primitive method used in the area.

### **Health and Educational Facilities**

There is a basic health centre in this community being a local government headquarters, but in a dearth of essential facilities. There are other available privately owned health institutions such as clinics and maternity homes, only they

are poorly staffed. Educational facilities in the area are mostly primary and secondary schools which majority are not in good condition.

### **Condition of Access Roads**

Road accesses to buildings in the area are mainly through footpaths as revealed by research details while few residents can access their buildings by road. The conditions of these roads are in terrible states as the majority of them are not motorable.

### **MATERIALS USED FOR CONSTRUCTION OF THE BUILDING**

The materials used in the construction of the building are listed below;

#### **Wall types;**

The walls are built with sand Crete blocks with cement plastering and painting.

It is widely used in Nigeria, Ghana, and other African countries as load-bearing and non-load-bearing walling units



Figure 4.2: Sand Crete blocks on display in the block mouldings workshop used on the building: Fieldwork 2022

**Roofing technique;**

The materials used for the building roof are zinc and aluminium sheets, and Asbestos is used for the ceiling.

**Floor/slab type;**

The slabs are wooden and the floors are all concrete.



Figure 4.3: Interior view and material used in the case study building. Source: Fieldwork 2022

## **Columns;**

Reinforced concrete and wood

Concrete is a construction material composed of cement, fine aggregates (sand) and coarse aggregates mixed with water which hardens with time. Portland cement is the commonly used type of cement for the production of concrete. Concrete technology deals with the study of the properties of concrete and its practical applications. In building construction, concrete is used for the construction of foundations, columns, beams, slabs and other load-bearing elements. Different types of binding materials are used other than cement such as lime for lime concrete and bitumen for asphalt concrete which is used for road construction.



Figure 4.4: Wooden staircase – a pointer to the extensive use of timber in the post-independence buildings in Nigeria.  
Source: Fieldwork 2023

## **Stairs: Use of Timber**

**Timber** is one of the most useful and important materials for construction. Selecting timber is not an easy task, because timber has different types out of which selecting the right material is an important key. Timber is an expensive material to be incorporated into a building for different purposes therefore it should necessarily be strong, tough and durable. Timber doors or windows, etc. contribute a lot to the beautification and overall look of interiors. Timber is used in doors, windows, cabinets, cupboards, shelves, tables and railings etc. Timber is also popularly used in the form of plywood & raw wood. Products like ply blocks and ply boards. Heavy patterned doors and windows are made of solid wood/Timber to provide strength, toughness and durability.

## **Beams; Reinforced concrete and wood**

Looking at the nature of the materials used in the construction of the building, it is derived that the building is a colonial-age building (table 2). The materials used during the pre-colonial and colonial age are mostly of locally made materials and they are listed below.

## **Table 2: Different Building Elements of a House under Study**

	Pre-colonial age	colonial age	Post-colonial age
<b>Wall types</b>	Constructed With Mud	Constructed With Mud And Cement Plastering	Sand-Crete Block With Cement Plastering And Painting.
<b>Roofing technique</b>	Thatch Roof	Thatch Roof And Few Zincs	Zincs Aluminum Sheets, And Asbestos Are Used For The Ceiling.
<b>Floor/Slab type</b>	Woods(Desk) And Earthwork (Ground Floor)	Woods(Desk) And Earthwork (Ground Floor)	Concrete Slab
<b>Columns</b>	None	None	Reinforced Concrete And Steels.
<b>Beams</b>	Hardwoods	Hardwoods	Reinforced Concrete
<b>Gates</b>	Bamboo+ Palm Fronds	Wooden Gates	Steel Materials
<b>Stairs</b>	Hardwood	Hardwood	Reinforced Concrete
<b>Doors</b>	Mats	Wooden Door	Wooden Doors, Steel, Glass Doors
<b>Windows</b>	None	Wooden Windows	Wooden Windows, Louvers, Sliding Glasses

## CHAPTER FIVE: BERE – OJE AXIS OF THE TRADITIONAL URBAN CORE

The main objective of this field study is to conduct an assessment of the historical architectural heritage of the city of Ibadan using Bere as a case study and to identify the requirements and potential scenarios for the documentation of this heritage. The mission also helps to find out the traditional architectural style adopted in the ancient city of Beere and Ibadan at large.

The scope of the mission includes the following activities

- Site visits and general survey of Bere
- Historical Information
- Ancient artefacts
- Street analysis
- Building materiality
- Layout of the building
- Condition assessments
- Socio cultural factor
- Terrain of the area

# DESCRIPTION OF THE SITE

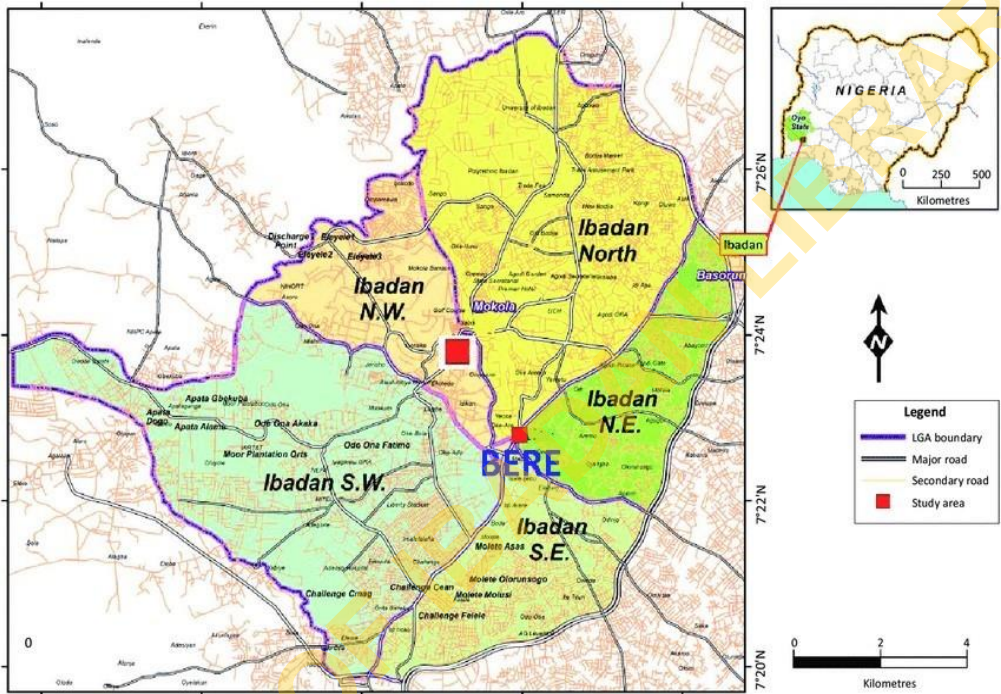


Figure 5.1: Map showing the location of Bere. Source: Google Maps, 2022



Figure 5.2: Iba Oluyole's statue at Beere roundabout.

Source: Fieldwork 2022

### **Location of Beere**

Beere is a community that can be referred to as a confluence area of Ibadan city, where six different local governments in Ibadan meet i.e., Ibadan NorthWest, Ibadan North, Ibadan NorthEast, Ibadan SouthEast and Ibadan SouthWest using the Iba Oluyole Statue roundabout as a meeting point. Beere is a bustling community at the heart of Ibadan, Nigeria. It is a confluence area where six different local governments meet, and it serves as the city's nucleus. Beere is a place where

the past and present collide. It is home to colonial-era landmarks such as Mapo Hall and Oja'ba, as well as modern shopping malls and skyscrapers. Beere is also a place where people from all walks of life come together to live, work, and play. From Beere, Ibadan unfurls in all of its beauty. To the north is Guru Maharaji's temple, a beacon of hope for many. To the east is the University of Ibadan, a centre of learning and innovation. To the south is Bodija, a wealthy residential area. And to the west are the markets of Oja'ba and Isale Osi, where people come to buy and sell goods from all over Nigeria. Beere is a vibrant and dynamic place. It is the heart of Ibadan, and it is a place that is full of life.

### **The Heart of Ibadan**

In the chaotic heart of Ibadan, Iba Oluyole's statue stands tall, silhouetted against the sky. He stands firm, gun in one hand, a fist raised skyward, as if ready to defend the city and its people. He is joined by other warriors who helped to establish Ibadan and remain its guardian angels: Ogunmola, Ibikunle, Ojo, Ajayi, Latoosa, Balogun Ode'nlo, Lagelu, and more. From Iba Oluyole's statue, Mapo Hall rises from the dirt and dirt of the Itamerin market. Its huge pillars stand defiantly, as if in protest of the ruinous lies of noisy politicians and the filthy attitude of lousy revellers. Directly opposite the

iconic hall, Itamerin stretches its long arm sluggishly into Dugbe Alawo, its narrow lane sweeping through Agbeni and Ogunpa markets. Beere, in all its chaos and queerness, invites you into the bowels of this city of warriors. It is a place where the past and present collide, where history meets modernity, and where the spirit of Ibadan comes alive to commuters through Born Photo, leading them to the mouth of Oke-Ado in the 'east', and Gege/Idi Arere in the 'west'.



Figure 5.3: Tradition core area of Bere, Ibadan. Source: Fieldwork 2022

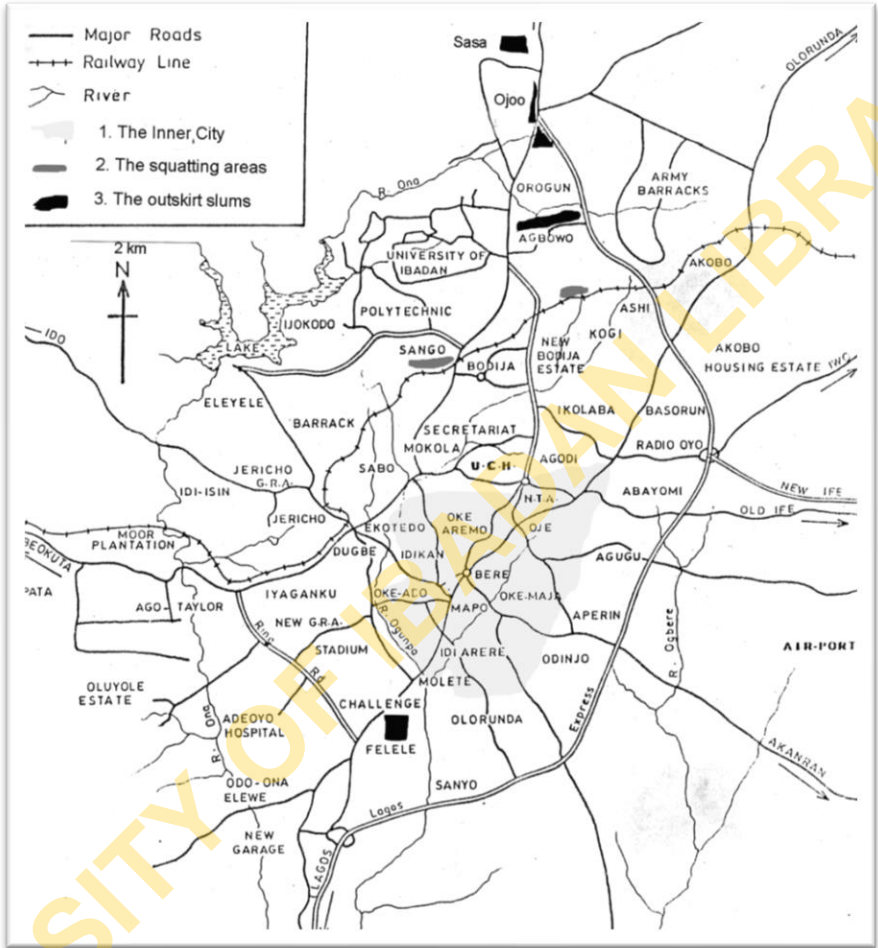


Figure 5.4: A Map of Ibadan with focus on Beere area. Source: Fourchard (2003) and Ministry of Local Government (1984)

## **Socio-Economic Profile**

According to the population figure of both houses and people released by the National Population Commission in 2006, it was assumed that there are 2000 to 2800 houses. This study was to observe that the majority inherited the building as a family house or compound house. This analysis indicates that there were more youth in the study area that could be trained or re-oriented to adapt to meaningful change. The educational background of the occupants as analyzed shows that 32% had primary education, 28% had secondary education, 8% had no formal education and 18% attended tertiary education. The study area is predominately dominated by traditionalists and artisans who are specialists in fabricating objects like hoes, cutlass etc out of iron called “Agbede” in Yoruba.



Figure 5.5: Alagbede Compound near Beere roundabout.

Source: Fieldwork 2022

## **SUMMARY OF THE PRELIMINARY SURVEY FINDINGS**

### **Description of the Study Activities**

Given the limited scope of this project, the team had to conduct a rapid assessment of the study area's vernacular/traditional architecture while supporting this assessment with other tools of investigation such as desktop research and interviews with the resident. The following listed are the methodology employed during this project:

### **Physical Survey**

The team carried out the site survey within a day. The activity with a short visit to the site to familiarize ourselves with the residents and plan for the rapid survey. It also included the identification of the survey boundaries. Following the identification of the targeted buildings, architectural elements and traditional facades continuums the group conducted a more thorough survey of all of them covering the following aspects: analysis of urban fabric (solid and void, public open space, infrastructure and environmental conditions); building typologies; architectural significance, state of integrity, general state of conservations; type of construction; and building materials. In addition to the survey, the group conducted photographic documentation of the targeted buildings, architectural elements and traditional facades and continuums.

### **Stakeholders' Interview**

Complementing the above survey with more qualitative information. The team carried out a series of informal interviews and discussions with the stakeholders. The interviews were beneficial for the team and their findings enriched the different sections of this report.

### **Desktop Research**

In addition to the above, the team carried out desktop research to collect maps and additional information on the different aspects raised during the interviews, especially the construction.

### **URBAN FABRIC: Solid and Void Analysis**

Beere is an open space area with less security and poor planning and management. The houses are been clustered together



Figure 5.6: Later addition to the mud building inside the Alagbede Compound, Bere. Source: Fieldwork 2022

### **Infrastructure and Environmental Conditions**

Beere is an area that lacks infrastructural amenities except power supply. Aside from the road network on the main street, there is no road accessibility to the residential apartment. The only source of water is the well.

## **BUILDING TYPOLOGY**

The buildings in the Beere area are residential. The building styles adopted in this study area are face me and face you bungalow buildings with few storey buildings which are scanty around the site. Mostly all the houses in Beere have existed for over 6 decades and more.

### **Case Study One: Aboke House**

#### **Location; Beere**

The compound house of the Aboke family, a traditionalist family, is a two-story building with four rooms on each floor. It is also used as a shrine where the family worships and pays homage to their deities. The building, which was formerly a bungalow, is over 100 years old.

The building is not well-lit, and features suspended timber floors and timber stairs. It was originally constructed with clay but was later plastered with cement mortar. Some parts of the foundation have been raised and rebuilt with stone and

cement mortar. Wooden windows are used throughout the building.

Despite its age and lack of modern amenities, the Aboke compound house is a well-preserved example of traditional Nigerian architecture. It is a place where the family gathers to celebrate their culture and traditions and to connect with their ancestors.

The Aboke compound house is a living testament to the resilience of traditional Nigerian culture. It has stood the test of time, despite the many changes that have taken place in Nigeria over the past century. The building is a reminder of the importance of family, community, and tradition in Nigerian culture.

It is also a reminder of the ingenuity of traditional Nigerian builders. The building was constructed using locally available materials and traditional techniques, and it has stood up to the elements for over 100 years. The Aboke compound house is a valuable cultural asset that deserves to be preserved for future generations.



Figure 5.7: Aboke building, Bere. Source: Fieldwork 2022



Figure 5.8: A non-habitable, dilapidated room, Bere. Source: Fieldwork 2022

### **Case Study Two Location: Beere**

This two-story building with five rooms on the ground floor and four rooms on the upper floor is a celebration of arches and columns on its facade. Wooden windows with concrete hoods and a concrete cast handrail on the upper floor accentuate its classic charm.

Built over 80 years ago, the building features a concrete spiral staircase for vertical circulation. The entrance terrace serves as the kitchen area, while both the ground floor and suspended floor have concrete slab floors. A community pit toilet is used by the residents.

The walls of the building are constructed with clay and plastered with cement mortar, a traditional building technique that has stood the test of time.

The building is a testament to the enduring beauty of classic architecture and the ingenuity of traditional building methods. It is a valuable cultural asset that deserves to be preserved.



Figure 5.9: A storey building with 5 rooms at Beere. Source: Fieldwork 2022



Figure 5.10: Incorporating new building element (spiral staircase to an old building)- A storey building with 5 rooms, Beere. Source: Fieldwork 2022

### Case Study Three

Location: Beere

Name of the Building: ATIDA DE KINIUN KOSEHIN OLODUMARE:

Atida De Kiniun Kosehin Olodumare. This storey building was constructed in the year 1951, which is approximately 71 years ago. It has four rooms on each floor, and the windows are made up of wood and glass with an ornamented window hood. The suspended floor and staircase are made up of timber. The exterior walls of the building are decorated with ornamental casework and painted with cream and brown colours. The wall is made up of a concrete block wall.

The Atida De Kiniun Kosehin Olodumare building is an example of the architectural styles that were prevalent in Ibadan during the mid-20th century. The book provides a detailed account of the building's design, construction, and significance in the context of Ibadan's architectural history. It also explores the social, cultural, and economic factors that influenced the building's construction and use



Figure 5.11: Entrance into a storey building at the Study Area Source: Fieldwork 2022



Figure 5.12: A wooden balustrade with fine art decorations. Source: Fieldwork 2022

#### **Case Study Four**

Location: Beere

One of the case studies featured in this study is a storey building located in Beere. The building has four rooms on each floor, with a large pit toilet on the left side. The staircase is located on the right side of the building. The building was originally made up of clay and plastered with cement mortar. The suspended

floor is made up of timber, and the windows are made of wood. However, the building is not well-lit.



Figure 5.13: Cement rendering over the mud.

Source: Fieldwork 2022

The building in Beere is an example of the traditional architectural styles that were prevalent in Ibadan during the mid-20th century. The book provides a detailed account of the building's design, construction, and significance in the context of Ibadan's architectural history. It also explores the social, cultural, and economic factors that influenced the building's construction and use. The book highlights the

challenges of preserving traditional buildings in the face of modernization and urbanization. The suspended floor is made up of timber



Figure 5.14: Overview of the dense rustic nature of the surrounding area of the traditional core at Beere. Source: Fieldwork 2022



Figure 5.15 ore of Ibadan: Fieldwork 2022



Figure 5.16: Entrance to Mapo Hall: Fieldwork 2022



Figure 5.17: Old Quarters precinct of the traditional core of Ibadan: Fieldwork 2022



Figure 5.18: Overview of the traditional core area overlooking Bere-Oje axis road, Ibadan: Fieldwork 2022

## **ARCHITECTURAL SIGNIFICANCE**

Investigating the significance of Beere known for traditional architecture with the agglomerations of buildings in the locality. Beere traditional architecture can be considered a heritage that merits the protection and conservation of local materials used in construction. This group of buildings could be regarded as one the oldest identified buildings in the city of Ibadan. It was observed that the building has the same technical craftsmanship, aesthetic and building values of these buildings are significant. Therefore, the documentation and conservation of this group of buildings is a priority.

### **Significant Elements**

The team was able to identify some recurring significant elements. These are the ordinary traditional building elements that contain significant features. These elements and features include; woodwork, decorative façade elements, timber balustrades, timber suspended floors, arch.



Figure 5.19: Decorative motif along the window sill and fenestration. Source: Fieldwork 2022



Figure 5.20: Wooden floor finish. Source: Fieldwork 2022

## **TYPES OF CONSTRUCTION AND BUILDING MATERIALS**

### **Construction Material**

- Wood
- Concrete
- Clay
- Cement
- Glass
- Stone

### **Wood**

Wood is a renewable resource that can contribute to sustainability in the construction industry. It may be difficult to think of wood as a sustainable material since it is associated with deforestation. However, man-made construction materials like concrete and steel have a huge carbon footprint, causing even more damage to the environment. Using wood instead of steel or concrete reduces environmental impact, as well as construction and operation costs. Advances in building technology allow the use of wood in a wide range of non-residential, multistory and long-span buildings. Construction codes have been evolving accordingly, to accommodate wood construction methods.

Wood as a Construction Material Wood is a versatile organic material and the only renewable construction material. Wooden structures have certain properties that make them durable and strong. With an adequate fire-retardant treatment, wood can be a reliable construction material with a long service life.

### **Benefits of Wood**

**Thermal Properties:** Wood does not experience a major expansion with heat. Also, the combination of low thermal conductivity and high specific heat provides insulation

Acoustic Properties: Wood can amplify or mitigate sound based on its orientation. Sound is transmitted along grain direction and mitigated in the perpendicular direction

Electrical Properties: dry wood is an excellent electrical insulator and or does not accumulate static electricity. However, note that the electrical resistance of wood is inversely proportional to its moisture content

Mechanical properties: Wood has a high strength and durability it also has a high breaking length.

Aesthetic Properties: wood is considered cozy, rustic and decorative it also offers varieties in colour, shape, smell and texture. Wood can be painted to achieve the desired finishes.

## **Concrete**

Concrete is the most famous material used for construction purposes. It does not exist as an independent construction material as it is a mixture of several other materials like cement, crushed stones, fine aggregate, and water. This is the reason why ready-mix concrete has become popular in recent years to speed up the construction process and make it more reliable.

Concrete is used to provide strength, durability, and versatility during the construction of a structure. These excellent properties have made concrete a reliable and

long-lasting choice of construction companies for both commercial and domestic types of construction.

### **The Importance of Concrete**

The various properties of concrete make it a suitable and popular construction material. Different types and qualities of concrete are available on the market, which can be obtained from concrete suppliers, such as Hanson Malaysia. Some of the properties of concrete that make it extremely important in construction are:

#### **Strength**

Strength is the primary reason why concrete has been used by housing developers and construction companies for many decades. Concrete is a solid material that can easily withstand tensile and compressive stresses without getting affected. A well-graded mixture in the concrete makes it much more robust than a poorly-graded concrete. Nowadays, the trend of using ready-mix concrete has become prevalent in the construction sector because construction companies can now rely on reliable concrete suppliers that provide the best

readily available concrete mixes. The strength of concrete has made it essential in the construction of buildings, foundations, water treatment facilities, factories, large industrial sectors, and many other types of structures. The strength of the concrete is adaptable to the specific

requirements of the construction project. The strength is modified by making changes in the mixture, for example, by increasing or decreasing the quantity of water, cement, and crushed stone ratio. Moreover, concrete can increase in strength over time.

### **Durability**

Concrete can last for ages as it can survive harsh weather conditions and natural disasters. It is resistant to extreme weather, rusting, chemical reactions, fire, erosion, compressive and tensile stress, and abrasion. As a result, the structural integrity of the concrete will not be undermined for an extended period which makes it suitable for every other place in the world. The high durability of the concrete means it is a long-lasting construction material. The first concrete dates back to about 500 BC, which serves as great proof that concrete is highly durable. We can still observe the concrete of ancient times. The longevity of this popular material has made it important for the construction of permanent buildings and strong structures like bridges and dams.

### **Versatility**

Concrete has applications in different types of construction materials. Its versatility makes it easy for construction companies to use it for building roads, highways, sidewalks, garages, and any other structure. Its

strength can be modified according to the construction requirements. It can also be cut into different shapes and sizes to create unique designs.

### **Environmental Importance of Concrete**

Concrete also has numerous environmental benefits, such as surviving natural disasters like floods and being recyclable and reusable, which increases its lifespan even further. Minimal transportation is required for the raw materials of the mixture as it is usually found from the local source

### **Clay**

Clay is a type of fined-grained natural soil material containing clay minerals. Clay develops plasticity when wet both become hard, brittle and non-plastic upon drying or firing. It is a commonly known ceramic materials

### **Uses of Clay**

- Clays are used for pottery and construction products such as bricks, walls and floor tiles
- Used to produce earthenware, stoneware and porcelain
- Clay is used in structures and building elements such as wattle and daub, clay plaster, clay render case, clay floors and clay paints

- Clay was used as a mortar in brick chimneys and stone walls were protected from water

### **Cement**

This is a binder, a chemical substance used for construction that sets, hardens and adheres to other materials to bind them together. Cement mixed with fine aggregate produces mortar for masonry or with sand and gravel, produces concrete

### **Stone**

Stone materials are often used for construction because they are strong, durable and very resistant to weather conditions. Stone is extracted from natural deposits called Quarrying. The stone blocks are processed by cutting, shaping and polishing them some aggregates are used during the process for cleaning, crushing and sorting the stone blocks.

### **MAIN PROBLEMS AND PREFERRED SOLUTION**

During the cause of interaction with the resident and carrying out the survey, the following observations were discovered. The observations made during the survey suggest that Beere is a poorly planned and maintained area. This lack of planning and maintenance has led to some problems, including a lack of access roads, poor drainage, and clustering of houses. The use of communal

pit toilets and the location of graveyards on pathways also pose health and safety risks to residents.

The proposed solutions of physical planning intervention and building renovation are essential for addressing the problems in Beere. By properly planning the area and renovating buildings, the government can improve the quality of life for residents and make the area more livable.

### **Solutions**

The proposed solutions of physical planning intervention and building renovation are essential for addressing the problems in Beere. By properly planning the area and renovating buildings, the government can improve the quality of life for residents and make the area more livable.

## **CHAPTER SIX: GENTRIFICATION IN THE OLD TRADITIONAL CORE AREA OF IBADAN**

In Ibadan, gentrification is most evident in the traditional urban core, which is home to some historic buildings and cultural institutions. In recent years, there has been a growing trend of middle-class and upper-class residents moving into the traditional urban core. This has led to rising housing costs and the displacement of some low-income residents. However, gentrification has also led to new investment and development in the traditional urban core. This has led to the renovation of historic buildings, the opening of new businesses, and the improvement of infrastructure (see figures below).



Figure 6.1: Residential remodeled and repainted into a commercial warehouse an example of ongoing gentrification taking place in the traditional core of Ibadan

Gentrification is a process of urban change in which wealthier residents move into a traditionally low-income neighbourhood, leading to changes in the neighbourhood's character and culture (Taylor and Hill, 2013). Gentrification is often accompanied by rising housing costs, the displacement of low-income residents, and the development of new businesses and amenities that appeal to middle-class and upper-class residents (Cole, Mehdipanah, Gullón, et al., 2021; Smith, 2002; Moos, Revington, Wilkin and Andrey, 2019). Gentrification is a complex process with a variety of causes and

consequences (Cocola-Gant, 2018). Some of the factors that contribute to gentrification include:

- Economic growth: When a city's economy is growing, jobs and opportunities increase. This attracts new residents to the city, including wealthier residents who are willing to pay higher housing prices.
- Population growth: As a city's population grows, the demand for housing increases. This can lead to rising housing costs and gentrification, especially in desirable neighbourhoods.
- Need for modernization: Many traditional urban cores require modernization and reinvestment. This can attract developers and investors who are interested in renovating and redeveloping older buildings and properties.
- Desire for amenities: Middle-class and upper-class residents are often drawn to traditional urban cores because of their proximity to jobs, schools, and cultural amenities.

Gentrification can have some positive and negative impacts on a neighbourhood. On the one hand, gentrification can bring new investment and development to a neighbourhood. This can lead to job creation, improved infrastructure, and a better quality of life for many residents. On the other hand, gentrification can also

lead to the displacement of low-income residents, the loss of traditional businesses and cultural spaces, and the rising cost of living.

Figure 6.2: A building along the streets of Dugbe, an



example of gentrification taking place in the traditional core of Ibadan.

## **Impact of Gentrification on The Traditional Urban Core of Ibadan**

Gentrification has had both positive and negative impacts on the traditional urban core of Ibadan.

### **Positive impacts:**

Increased investment and development: Gentrification has led to new investment and development in the traditional urban core. This has led to the renovation of historic buildings, the opening of new businesses, and the improvement of infrastructure.

Improved quality of life: Gentrification has led to an improved quality of life for many residents of the traditional urban core. This is due to the new businesses and amenities that have opened up, as well as the improved infrastructure.



Figure 6.3: New architectural styles springing up in the traditional neighbourhood

**Negative impacts:**

Displacement of low-income residents: Gentrification has led to the displacement of some low-income residents of the traditional urban core. This is due to the rising housing costs and the redevelopment of properties for more affluent residents.

Loss of traditional businesses and cultural spaces: Gentrification has led to the loss of some traditional businesses and cultural spaces in the traditional urban

core. This is due to the rising rent and the changing character of the neighbourhood.

Rising cost of living: Gentrification has led to a rising cost of living in the traditional urban core. This makes it difficult for low- and middle-income residents to afford to live in the area.



Figure 6.4: Another example of gentrification taking place in the traditional core of Ibadan.

## **Recommendations for addressing the negative impacts of Gentrification**

Some things can be done to address the negative impacts of gentrification in the traditional urban core of Ibadan.

These include:

- **Affordable housing:** The government should provide subsidies and other assistance to make housing more affordable for low- and middle-income residents of the traditional urban core.
- **Preservation of traditional businesses and cultural spaces:** The government and local organizations should work to preserve traditional businesses and cultural spaces in the traditional urban core. This can be done through zoning regulations, tax breaks, and other financial incentives.
- **Community involvement:** The government and local organizations should involve the community in the planning and implementation of redevelopment projects in the traditional urban core. This will help to ensure that the needs of all residents are taken into account.

Gentrification is a complex process with both positive and negative impacts. By taking steps to address the negative impacts of gentrification, the government and local

stakeholders can help to ensure that the transformation of the traditional urban core of Ibadan benefits all residents.



Figure 6.5: Gentrification: Shops and restaurants for the middle class and elite were built to replace residential buildings in the traditional core area in Ibadan.

## CONCLUSION

The traditional urban core of Ibadan, Nigeria is a vibrant and dynamic place, full of life and energy. It is a place where people from all walks of life come together to live, work, and play. It is also a place of great historical and cultural significance.

However, the traditional urban core of Ibadan is also facing some challenges. The city is rapidly growing and modernizing, and the core is struggling to keep up. The streets are congested, the buildings are dilapidated, and the infrastructure requires repair.

Ibadan, the capital of Oyo State, Nigeria, is a rapidly urbanizing city with a rich history and culture. The traditional urban core of Ibadan, which is the focus of this book, is undergoing a significant transformation. This transformation is driven by some factors, including economic growth, population growth, and the need for modernization.

The transformation of the traditional urban core of Ibadan is evident in several ways. First, there is a growing trend of commercialization in the area. This is seen in the proliferation of new businesses and shops, as well as the

renovation of existing buildings. Second, there is a growing trend of gentrification. This is seen in the increasing number of middle-class and upper-class residents moving into the area, as well as the rising cost of housing. Third, there is a growing trend of cultural preservation. This is seen in the efforts of residents and organizations to preserve the area's historical and cultural heritage.

The transformation of the traditional urban core of Ibadan has both positive and negative implications. On the one hand, it is bringing new investment and development to the area. This is leading to job creation, improved infrastructure, and a better quality of life for many residents. On the other hand, the transformation is also leading to the displacement of some residents, the loss of traditional businesses and cultural spaces, and the rising cost of living. It is important to ensure that the transformation of the traditional urban core of Ibadan is done in a way that benefits all residents. This means finding a balance between economic development and cultural preservation. It also means ensuring that all residents have access to affordable housing and essential services.

The future of the traditional urban core of Ibadan is uncertain. However, the area is undergoing a significant transformation. The outcome of this transformation will depend on the decisions that are made by the government, businesses, and residents in the coming years.

This book has explored the challenges and opportunities facing the traditional urban core of Ibadan. It has examined the city's history, culture, and current state of affairs. It has also presented some suggestions for how to transform the core into a more vibrant, sustainable, and livable place. The transformation of the traditional urban core of Ibadan will not be easy. It will require a concerted effort from all stakeholders, including the government, the private sector, and the community.

However, the benefits of transformation are clear. A more vibrant, sustainable, and livable traditional urban core will benefit all residents of Ibadan, and it will help to make the city a more attractive destination for businesses and tourists alike.

In conclusion, this book has made a significant contribution to the discussion of how to transform the traditional urban core of Ibadan. It has provided a

comprehensive and insightful analysis of the challenges and opportunities facing the core, and it has presented some concrete proposals for how to move forward. It is hoped that this book will be of use to policymakers, practitioners, and researchers who are working to transform the traditional urban core of Ibadan into a more vibrant, sustainable, and livable place.

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## 「ABOUT THE BOOK」

The traditional urban core of Ibadan, Nigeria, is a vibrant and dynamic place, full of history, culture, and life. However, it is also facing a number of challenges, including aging infrastructure, congestion, and economic decline.

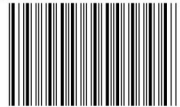
This book, *Transformation of the Traditional Urban Core of Ibadan: Settings and Style*, explores these challenges and proposes a number of solutions for transforming the traditional urban core into a more sustainable, livable, and prosperous place.

The book draws on a variety of disciplines, including architecture, urban planning and sociology, to provide a comprehensive and nuanced analysis of the traditional urban core. It also includes a number of case studies of successful transformation projects from the place of study. This book is an essential resource for students and practitioner interested in the transformation of the traditional urban core of developing cities.



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