

ULTRA MODERN MARKET
OYINGBO, LAGOS STATE.

(Effective Circulation in Market Design)

By

EYO, CHRISTOPHER
(ARC/96/7807)

A thesis submitted in partial fulfillment of the requirements for the award of the professional Degree of Master of Technology, Architecture M.Tech (Architecture) in the Department of Architecture, School of Environmental Technology, Federal University of Technology, Akure, Ondo State.

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DECLARATION

I, EYO, CHRISTOPHER hereby declare that this thesis entitled Ultra Modern Market, Oyingbo in Lagos State was personally carried out by me. To the best of my knowledge, it has not been presented elsewhere.



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CERTIFICATION

This thesis entitled Ultra Modern Market Oyingbo, Lagos State meets the regulation governing the award of the Degree of Master of Technology, Architecture, of the Federal university of Technology, Akure and is approved for its contribution to knowledge and literary presentation.

DR. J.A. FADAMIRO



Supervisor (Sign & date)

PROF. O. ARAYELA

H.O.D. (Sign & date)



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ACKNOWLEDGEMENT

I wish to acknowledge some personalities who made immense contributions to the success of this thesis.

I am grateful to my supervisor Dr, J.A. Fadamiro, for his constructive criticisms and able Supervision.

Likewise, I thank all the academic staff of the Department of Architecture, Federal University of Technology, Akure for sharing their experience with me.

My profound gratitude goes to my family members, my parents; Mr. and Mrs. Eyo Udofia for their cares and prayers. Also to my siblings Margaret, Nsikan, Isang, Ini and Michael, thanks so much for your encouragements and prayers.

To my dear Friends, course-mates, I will for ever be grateful. Thank you all. And to my ever-providing, God who made it all possible. To you be the glory.



ABSTRACT

Markets are important phases of our daily living and in consequence, they had impacted on our social and cultural profiles. Markets forge the link between peoples of diverse ethnic groups, racial backgrounds and cultural tracts.

Markets most often are associated with lots of problems which tend to deter the effective functioning of the market both to the traders and buyers. Such likeable problems are as follows: spatial inadequacy, inefficient circulation patterns, inadequate parking and vehicular access, improper grouping of functions, etc.

The proposed Ultramodern Market Oyingbo is design to curb the problem associated with market design putting into consideration the physical environment, available facilities, the traders and the buyers as well.

This thesis is hoped to be useful for future work on markets and a valuable contribution to the world of literary knowledge.

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CHAPTER ONE



1.0 INTRODUCTION

Markets are necessary for the exchange of goods and services. They play vital roles in the economic development of communities.

The term originally referred to a place where products were bought and sold; today a market is any arena, however abstract or far reaching, in which buyers and sellers make transactions. The commodity exchanges in London and New York, for example are international markets, in which dealers communicate by telephone and computer links as well as through direct contact.

Market trade not only in tangible commodities such as grain and livestock but also financial instruments such as securities and currencies. Classical economist developed the theory of perfect competition in which they imagined free markets as places where large numbers of buyers and sellers communicated easily with each other and traded in commodities that were readily transferable: prices in such markets were determined only by supply and demand, since the 1930's economist have focused more often on the theory of imperfect competition; in which supply and demand are not the only factors that influence the operations of the market.

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Markets are important phases of our daily living and in consequence, they have impact on our social and cultural profiles. They are economic as well social entities.

In Nigeria, as in other parts of the world, markets form integral part of the cities, towns and villages. A place of commerce and activity centres from where transportation and other related activities radiate in different directions.

Markets forge the link between peoples of diverse ethnic groups, racial backgrounds and cultural tracts. They also provide physical setting for interactions between urban and rural cultures.

1.1 STATEMENT OF PROBLEM / MOTIVATION/ JUSTIFICATION

Lagos State generally is noted to be the commercial nerves centre of the country. And based on this fact every available space of Land in Lagos State is converted to commercial purpose illegally or legally.

The contributing factor to these effects is that Lagos State is located along the costal region boarded by the Atlantic Ocean and this strategic location boosts the commercial activities in Lagos State. Also, the State was one time the capital City of Nigeria which in essence attracted both foreign and local business men and women to the state.

Oyingbo Market has been in existence before pre-colonial days. But with the passage of years, particularly since the post-independence period, things have gone-terribly bad with the market. It is possibly the most famous in Lagos Mainland because it is home to major Intra-city bus and the railway terminus is not far from the market.

The squalid condition of the market is exacerbating by the day. Wastes are everywhere and the terrorist activities of hoodlums are increasing daily. Neighbouring streets bordering Oyingbo which are Borno way, Denton Street, Coast Street, Freeman Street, Kano Street, Ibadan Street, etc. have been annexed by trader who have no where to display their wares in the congested Oyingbo Market.

Oyingbo Market when compared to other markets in Lagos State has expanded so much in various trading activities and this has resulted in the following problems:

- (1) Spatial inadequacy
- (2) Inefficient circulation patterns
- (3) Inadequate parking and vehicular access
- (4) Improper grouping of functions
- (5) Lack of security for merchandise
- (6) Inavailability of waste Management and disposal

- (7) Lack of fire prevention and control
- (8) No well defined, adequate entry and exit points
- (9) Bad Lighting in some area
- (10) Inadequate roof heights

The motivation to take up this thesis is derived from the realization that the present Oyingbo Market is a slum. The squalid condition of the market has become a threat to the two giant Company located in the area. They are Mainland Hotel, a subsidiary of Leventis Group of Companies and Nigerian Bottling Company, bottlers of Coca-Cola.

Therefore, it is the intention of this research work to offer solution to the above problems through architectural design: making available a conducive design with basic necessary market facilities and functional office spaces.

For this much needed development to start and continue there is a need for a market complex (ultramodern market) with functional shopping precincts.

1.2 AIM AND OBJECTIVES

It is very imperative that solutions that would be offered by this research work are meaningful, economic and implementable.

1.2.1 Aim

The aim of this thesis is to evolve a market design proposal capable of solving the present problem of lack of adequate market structure suitable for both the short and long term developmental needs of Lagos Mainland.

1.2.2. Objectives

1. To propose a market of about 900 stalls with necessary supporting facilities and a flexible stall arrangement.
2. The new ultramodern market shall achieve natural lighting and ventilation.
3. The proposed ultramodern Market shall be easily serviced without congestion through effective circulation on the market
4. The proposal shall facilitate easy accessibility for patrons, pedestrians and with ample provision for parking.

1.3 SCOPE AND LIMITATION

The scope of this project is basically on Urban Market. Goods in this market will only be in retail sales, from which the urban residents get much of their daily needs. The Oyingbo Market will be operating daily.

The major limitation on this thesis is the time frame in which the thesis is to be carried out. And the lack of co-operation from Local Government Authorities in releasing information.

1.4 EXPECTED CONTRIBUTION TO KNOWLEDGE

The Ultramodern market Oyingbo, is to be planned in such a way that it shall be an institutionalised structural entity. It shall not only function as a commercial entity but an architectural piece of structural condition enriched with vision expressions, which the state and citizens will be proud of. Also the circulation system of the market will be very effective and void of congestion being experienced in other markets.

The construction method that will be adopted will be frame structure with partitioning using sand Crete hollow block work.

1.5 RESEARCH METHODOLOGY

The specific method to be employed in collecting data in the course of this research work, are listed below:

- (i) Through visual survey; by personal visit to some existing markets in Nigeria, to understand the general planning and layout, at the same time noting the Merits and Demerits of the markets visited.

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b (ii) Library research through published texts, periodicals, articles and unpublished text or thesis work in other higher institution.

BACKGROUND TO MARKET ARCHITECTURE

It is perhaps difficult for us today to realise that shops and shopping as we understand such terms have been with us only a comparative short time. Also, the whole transformation from a periodic activity to a daily activity is in effect, a change not only in its timing, but also in its function and very nature making it a fixed centre.

In this regard, market activities probably started under tree shades and later developed into activities under sheds. Development brought about the contemporary open market of wooden stakes and zinc roof construction.

NEED FOR IMPROVED HYGIENE AND PROMOTION OF SALES

Markets are now being constructed in form of market stalls for traders. Provisions are also made for administration, restaurant, bank, waste disposal facilities and toilet facilities.



CHAPTER TWO

2.0 LITERATURE REVIEW

2.1 DEFINITIONS

Market has been defined in different ways by many Authors. According to Mintz, (1984) it is – “The physical definable setting where crowd of buyers and sellers engage in exchange preference”. Encyclopaedia Britannica (2001) defines it as a means by which the exchange of goods and services take place as a result of buyers and sellers being in contact with one another, either directly or through mediating agents or institution. Holder and Ukwu (1969) defines it as “An authorised public (open) concourse of buyers and sellers of commodities meeting at a place more or less strictly limited or defined at an appointed time

To most people, it is simply a public space in which goods are bought and sold. Most of the definitions stated above made common reference to economic activity taking place at a specific time and location. This definitions deviate from the concept of modern economics where specific time and location is not essential for economic activity to take place.

The sense in which the term “market” is used in this thesis is strictly that of an institutionalised setting involving the meeting of people; (buyers and sellers).

2.2 MARKET'S GENERAL VIEW

In this aspect an attempt is made in analysing the origin, development, importance and future trends in our market system. This will aid us in understanding fully the socio-economic and cultural implications of market places so that decisions may be made on ways of improving them without tampering with their fundamental concept.

2.2.1. ORIGIN AND DEVELOPMENT

There are many theories as regards to the origin of market places. Meillosex (1963) in Bohan and Dalton contended that markets are primarily induced by external exchanges of complimentary in which the normal development of the economy calls for changes which eventually demands the establishment of market system and therefore the development of an exchange.

However, in multi centric economies where there were no formal centres of exchange, most of the exchanges took place in form of gifts or trade by barter among households or individuals. Overtime there were changes in these communities. These were probably due to exposure to some external stimuli which letter brings about the need for formal exchange and consequently the market place.

Specialisation and division of labour is another important factor in the development of markets. Over the years, people have found the need to concentrate their attention on what they know how to do best having realised the difficulty of producing all their needs. There then arose the need to exchange what an individual has with what he needs but unable to produce and therefore the market. It therefore follows that any economy which is not self sufficient, however rudimentary has a system for facilitating the exchange of goods and services among its component parts. In an agrarian economy, market places are input nodes of economic and social activities and forms part of such system.

Markets as it exists today are the bulking of local foodstuffs to supply the growing demands from the urban centres. This growth appears directly related to the increased demand for the agricultural products in other parts of the economy. This increased demand for farm produce in urban areas seems to be the most adequate explanation for the development of traditional market system in most developed countries.

In Latin America, churches determine the location of most markets as they are mostly located near churches, castles of Bishops who control them. It has been proved, however, that the establishments of these churches are not important in the

development of such market. They grew out of response to the forces of demand for the products of the peasant by non-peasant communities while in Africa, Markets are part of indigenous economic fabric and most have developed with the people.

2.3 AN HISTORICAL REVIEW OF YORUBA MARKETS

Markets were important institutions in Yoruba land well before the advent of European administration. They are symbolic as well, for in Yoruba Communities, there are two distinct planning symbols: the market place and the Oba's (king's) palace. The market is mostly situated close to and around the Oba's palace for reasons which include:

- (1) **Economic:** For the collection of tributes ('Isakole' in Yoruba) from traders and farmers
- (2) **Social:** Maidens that pleases the Oba are sought out on market days and carried to the palace and they henceforth become 'Olori's' – meaning King's wife.
- (3) **Administration and Information:** The market square is used by the town crier to disseminate information to members of the community.

However, the precise origin of these markets can only be traced through oral evidence. Clayperton and Lander (1972) and the first Christian missionaries provided the earliest materials from

which we can possibly re-construct something of the background of the trades and markets in this area in the first half of 18th century. The general condition of the physical insecurity which prevailed in Yoruba land was responsible for a number of market characteristics many of which continued through the present day.

Yoruba markets probably resulted originally from the need to adopt marketing to dangers of movement though the country side. During the early tribal wars in Yoruba land, there was the need to allow for market activities to be safely carried out on a neutral territory, then the women would go to the market ground to trade and the opposing warriors remained at a distance from such location.

In these markets, women traders are mostly predominant, this is because the economy is mainly agrarian and as such the men had to go to the farms, the few men in the markets are the traders and artisans: especially the blacksmith who fabricates and repair hoes, cutlasses, guns and other farm implements.

Insecurity was also reflected in the exact location of many of the early markets, a number of which were outside the settlements. Many of the Yoruba towns which were then walled, had their markets located outside the walls to prevent enemy attacks on town centres, an example been Ketu's Oja Nla (great market).

Recognised markets however made local exchange possible; it encouraged and facilitated the perpetuation of social relationship and public order, which today on the other hand brings about all the positive advantages of such facilities.

2.3.1 Social and Political Elements of Markets in Yoruba Land

It has been observed that women are more concerned with market activities than men; this also is the root of many non-economic elements of Yoruba markets, most of which do not contain more than a handful of men. This gives an insight into the position of women in the Yoruba society, without which the significance of markets as an important economic institution cannot be fully appreciated. Their importance today in Yoruba society is indicated by the fact that they are recognised under the name "Market Women". Women, no doubt, have enjoyed a considerable measure of social and political independence. Above all, marketing, petty trading or at least attending a market forms part of a Yoruba woman's way of life and her reward may be her cash profit.

2.3.2 Religion Aspect of Yoruba Markets

This can be considered under three aspects: Fetish, Christianity, and Islam. Most Yoruba markets have or had at some



time a market fetish, its purpose been the maintenance of peace of the market place and even the community.

The early missionaries took a quick cognisance of the suitability of the markets place for the propagation of the gospel. However, neither Christianity nor Islam had an effect on the periodicity or size of the markets from their social and religion importance.

Markets can also be looked upon as an effective meeting place for rural and urban cultures. The patronage of rural markets by urban traders play a big role in bringing sociological changes to rural dwellers.

The socio-political elements in markets origin can be seen in their precise location and notably by the fact that the chief market of a place is usually located in front and around the head chief or Oba's palace. These markets are usually called Oja-Oba – meaning the King's markets.

In general, Lloyd has noted that the market is nowadays looked upon as a type of public land. One of the most important non-economic functions of Yoruba markets is their use as centres of dissemination of information, relating to local and central government administration. Markets are also good places for the

dissemination of political information and for local chiefs to meet their people.

In all these ways Yoruba markets have shown marked similarities in social, religious or political functions and characteristics of medieval Europe markets. In medieval times, markets were near the Lord's manor to which tolls were given.

Reciprocal obligations were done and were expected in the maintenance of market grounds and in order and security in markets in Yoruba Land.

Yoruba chiefs or Kings grants permission for the establishment of a new market, so it was in medieval England where markets could only be granted by the Royalty. Location of markets in Yoruba land shows focus on the community. Also as in medieval Europe, Yoruba markets were quickly recognised as places to confront debtors, in front of witnesses and so, reach a compromise or settlement out of court.

2.3.3 Markets and Long Distance Trade

Bravery and legitimate trade showed in their characteristics a strong association with trading between communities and also, long distance trades. Orthodox thinking about the rise of markets and trading commonly starts from the individual, propensity to

barter deduced from the necessity for local markets and division of labour as well as infers the necessity of trade.

But in the light of what is known as traditional markets as they existed in the 19th century, long distance trade which was the starting point for Yoruba markets brought about the earliest markets institutions involving barter. It also offered individuals occasions to indulge in their propensity for haggling and bargaining. This in brief seems to be the true sequence of events for many traditional markets in Yoruba land and to this extent, supports the arguments put up by polanyi and others.

This notion is also relevant to the suggestion that Yoruba markets are not indigenous but an introduced phenomenon. According to Hambly for instance, "The typical Negro-trait, resembles the large bassars of North Africa and Egypt. There is nothing in the general style and organisation of extensive markets in Ibadan and Ilorin to Justify inclusion with the unpfetentious trade of typical Negroes; they are probably derived from the Northern Arab cultures.

What Hambly means exactly by derived, is not clear but there is no doubt that in their physical origin, Yoruba markets are not wholly an indigenous phenomena. In their locations, structure and general characteristics. Yoruba markets are far from parochial

institution and this fact fits in well with the sequence of long distance trading to the growth of markets as outlined here. On the other hand, a relationship between the origins of markets to the needs for neighbourhood exchange is to be expected and it cannot be taken to mean that no market originated this way.

At this point, a comparison of Yoruba market with features of medieval Europe will be of immense help where distinctions could be made between fairs and markets began more like fairs in the sense of the medieval towns. Fairs were more associated with long distance trade and it supports good from distant sources. Markets, on the other hand, were far more restricted to local exchange of daily necessities of life.

Also, there was no suggestion at any time that markets did not show a mixture of commodities from far and near. This is a striking feature of Yoruba markets. It is reasonable to postulate the existence on one hand, markets whose origin lie in the demand of local neighbourhood, food and craft exchange, it should be pointed out however that there is no evidence to support the notion that Yoruba markets could have arisen out of the need for local exchange yet even accepting the possibilities of the different market origins. The markets which they give rise to have never shown any differences in size, commodity structure or organisation

2.3.4 Market Organisation

The extent and form of a market varies widely from market to market and to some extent, this is reflected in the physical layout. An increasing number of markets are healthily laid out with a regular pattern of a covered concrete market. However, majority of markets large and small, rural or urban still contain only temporary stalls usually of thatched roofs held up by wooden poles. Other sellers may take any advantage of local shade beside neighbourhood residences, under trees or sit in the open. It is possibly correct to say that markets are organised in one way or the other as in today.

They are composed of young men organised in times of war to carry out works of fortification and building and was also responsible for control of trade, trade prices as well as control of the market. They also receive revenues from market tolls. Today such societies are limited to a group of elders expected to be consulted in cases of arguments, disturbances and disputes.

Earlier in the century, most sellers of commodity groups were organised into trade guilds, each of which have a recognised head who were subject to a powerful head of all market movement. In Ogbomosho, the Iyalode is responsible for four night markets and as head market woman and organiser, she collects payments

from all kinds of sellers. In the town of Badagry a woman of similar function is called (Iya-Oja, mother of the market place).

Trade Association is modern phenomenon and can be correctly described as an element of market administration. On the whole, this kind of commodity organisation is lacking in all but the larger urban markets.

Yoruba markets are however, not just economic institutions associated with several non-economic aspects of Yoruba culture. They demonstrate those characteristics of social institutions as the term is used by social anthropologists, that is, the markets have a social value, organisation, and material object. The event sequence of Yoruba markets thus shows that:

- Each market has social organisation
- There is a set of motions and ideas or values about what a market should be.
- In each market, there is a set of events which follows one another in a regular pattern.
- Material objects, goods of one form or another are exchanged in the markets.

2.4 CLASSIFICATION OF MARKETS

Markets may be grouped in term of variables like

- (a) **Scale of Transaction:** or functional classification, i.e. whether the market is retail, wholesale and the type of community it serves.
 - (b) **Periodicity:** i.e. whether it operates daily or at fixed intervals.
 - (c) **Time of Operation:** i.e. morning, afternoon, evening or night markets
 - (d) **Nature of Growth:** Organic, planned or replanned.
- However, the most valid and useful classification of Nigerian Markets seems to be those based on (1) functional classification and (2) periodicity of operation.

2.4.1 **Functional Classification**

This classification indicates types according to function in the distribution chain. Among Nigerian markets, four such types have been identified

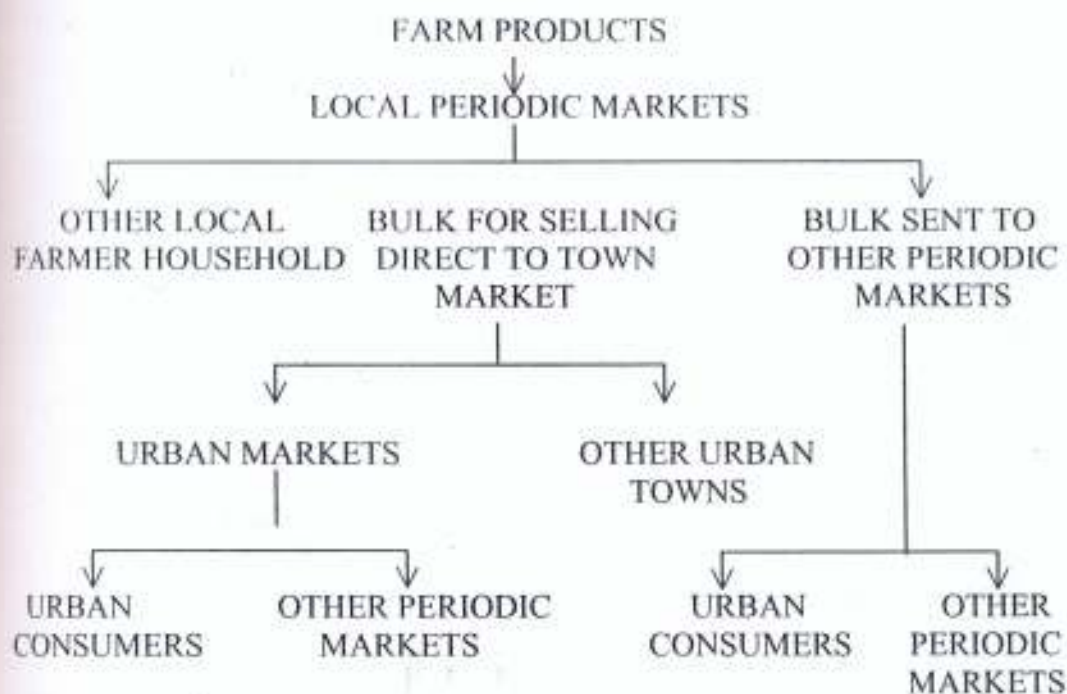
- (a) **The Feeder Market:** Individuals and households who constitute the productive sector with production partly geared towards market economy. Goods produced are brought to the local or rural market which serves as feeder markets for other bigger markets.

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- (b) **Bulking centres:** Products are brought in small quantities from dispersed production centres and feeder markets to these markets. This category of markets now act as a bulking point for products meant for the areas outside, then assembled into a large units for onward transportation to the urban whole sale markets
- (c) **Urban Wholesale Markets:** Here the bulk is broken down into small components and products and distributed to the urban retail traders. These may therefore be referred as the traders markets.
- (d) **Urban Retail Markets:** The goods here are further broken down into smaller components or consumable units or retails sales. It is from here that the urban residents get much of their daily needs. It is also in this urban retails markets that imported goods as well as products from local industries are introduced into the market exchange system.

Although the analysis above shows the logical sequence of events in market transactions, but it should be noted that there is nothing stopping a Farmer from selling his goods directly to a consumer instead of a trader. Also a group of farmers may decide to take goods to the urban wholesale market to sell for themselves. The centres either at regional markets in our urban combines both bulking and bulk breaking activities.


DISTRIBUTION OF FARM PRODUCTS



2.4.2 Periodicity of Market Operations

The periodicity of market operations is determined by the frequency with which market activities occurs at its site. In Nigeria for instance, two basic classifications of such market activities exists. These are periodic and daily markets.

- (i) **The Periodic Markets:** These are markets that occur at regular intervals; their periodicity ranges between four and eight days in Ibo communities and can be up to sixteen days in Yoruba communities. One key feature of periodic markets is that it exists mainly in the rural environment. The reasons for their periodicity are:

- 
- (a) The need to replenish the stock of the retail traders who resell their products to the daily markets. These wholesale traders have no storage facilities to preserve farm products hence the need to buy fresh stock at regular intervals.
- (b) The general low level of economic activities in these communities, here very little are usually produced.
- (ii) **The Daily Market:** These are markets that occur on a daily basis. Daily markets are common in the urban centres, than the rural areas.

2.5 **FUTURE TRENDS OF URBAN MARKETS**

In most developed countries more elaborate markets become necessary in the bigger towns like the traditional "SUUK" in the Middle East, the "bazaar" of India or the Covent Garden, London. This trend has accelerated especially in the sale of foodstuffs and other household needs which formally took place in the open air. Markets are more and more being transferred for reasons, of sale promotion and hygiene to covered market halls.

In these markets, apart from providing stalls for traders, provisions are also made for administration, public rooms, restaurants, banks toilet facilities etc.

A shopping center is a complex of retail stores and related facilities planned as a unified group to give maximum shopping conveniences to the customer and maximum exposure to the merchandise. The concept is not new. The agora of the typical city of ancient Greece was essentially a shopping center in the district.

Population growth led to outward expansion of the cities and the building up of the vast residential suburbs. Downtown congestion, due to increased car ownership and inadequate streets, weakened the downtown merchants and prompted them to set up branches in the suburban periphery in order to be more convenient to their customers. As a result of these activities on a large scale, a whole new industry was born. Each suburban district soon had its own major shopping center and several minor ones. Such districts each had clearly defined trade areas.

CHAPTER THREE

3.0 CASE STUDIES

In the course of this study, some existing markets were visited to carry out case studies. It enables the study of their performance as design solutions and to make an assessment of their socio-cultural and economic impact as well as their architectural significance as built form.

A critical analysis of their merits and demerits will enable us to see such projects in retrospect and serve as a guide in the formulation of new design solutions. Attempts will be made to eliminate such demerits identified as well as improving on the merits of such projects.

3.1 THE OYINGBO MARKET, LAGOS

3.1.1 Location

The Oyingbo market has been in existence before pre-colonial days. The market is located at Ebute-metta (east) in Lagos mainland. The market is being bounded by the following streets and roads. Denton Street to the south, market street, Bornu way to the north and Oyingbo Road to the west.

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PLATE 1: OYINGBO MARKET, LAGOS. SHOWS THE DETERIORATING CONDITION OF THE MARKET ALONG BORNO WAY.



PLATE 2: THE AREA VIEW OF THE OYINGBO MARKET, LAGOS. SHOWING THE CONDITION OF THE MARKET.

3.1.2 General Information

The design concept of the market is primarily the traditional open stalls which are spontaneously arranged both regularly and irregularly depending on the available spaces.

The market has no formal planning and has led to the haphazard and squalid condition of the market.

Construction: The market structures are mostly stilt wooden structures because of the swampy nature of the site. It's only in few number of places that sand Crete blocks are used for the foundation of the stall (open) with dwarf wall and supported by 100mm diameter steel pipes. The floor of the stall is sand screed.

3.1.3 Appraisals

Merits

1. The market is quite accessible to both traders and buyers because of its location within the neighbourhood.
2. Quite a number of bus-stops are not far from the market

Demerits

1. There is no circulation space since all the stalls are attached to each other.

2. There is no major-entrance or exit to the market. Any available inlets and outlets are used in as much it has links with the market.
3. Lighting and ventilation in the market are so poor because of the irregular arrangement of the stalls.
4. Buyers are directly exposed to the harsh weather conditions all through the year round (raining and dry season).
5. The zoning of various market activities are inexplicable. This is as a result of the nature of space acquisition in the market and the trader's interest in merchandise.
6. The aisle/paths in the market for buyers are too narrow and swampy. Also along this walkway are exhibition of wares and this in effect making the whole space choked up.
7. Actually there is no feasible market facilities e.g. toilets, fire service station, waste disposal etc. Wastes generated in the market are left littering the open spaces. Only on environmental days, that the market is attended to.

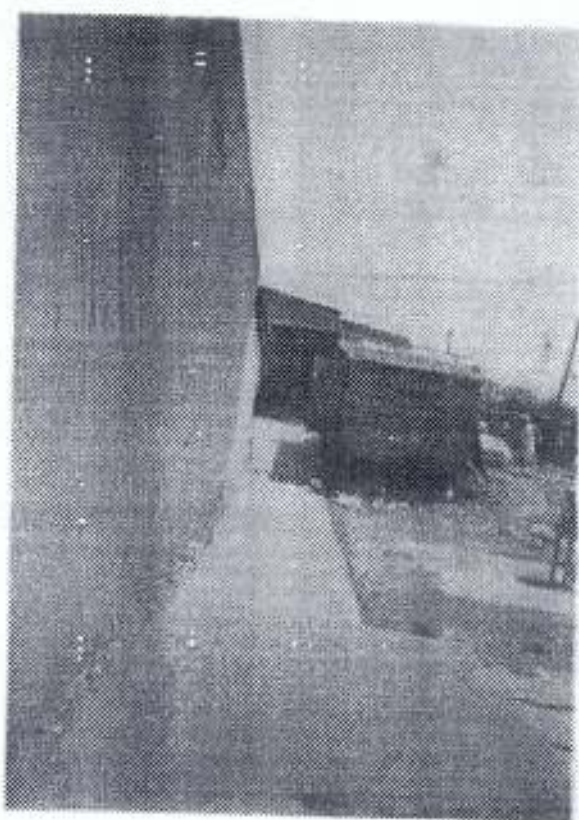
3.2 NEW GBAGI MARKET, IBADAN

3.2.1 Location

The New Gbagi market was completed in the late 80's after series of abandonment by past governments both during the



**PLATE 3: NEW GBAGI MARKET, IBADAN
SHOWING THE PARKING AREA BEEN TURNED TO
TRADING ARENA**



**PLATE 4: NEW GBAGI MARKET, IBADAN, SHOWS
THE RAMP AT THE MARKET FOR DISABLE PEOPLE
AND EASY CONVEYANCE OF GOODS TO VARIOUS
SHOP OWNERS.**

civilian and military era. The New Gbagi market is bounded by the Old Ife and Orisunbare roads.

3.2.2 General Information

The market design concept is more of the traditional open stall arrangements. But in the New Gbagi market the stalls are linearly arranged near each other with an aisle in between. The walkways floors are of sand screed and due to the terrain of the area, stairs and ramps are used in some areas to ease vertical movement.

The stalls are constructed using sand Crete blocks and each space is about 2.7m X 3.0m.

The basic market facilities, such as toilets, parking spaces, police post, fire stations and about seven banks are located within the premises.

3.2.3 Appraisal

Merits

1. The floor of the market aisle are all concrete finished.
2. Drainage system is available to curb problem of flooding during the rainy season.
3. Enough parking spaces are made available and there are enough toilet facilities strategically positioned in the premises.

4. Good circulation spaces, Entrance gates and Exit ways of the market are well defined.

Demerits

1. Users are exposed to harsh weather conditions.
2. Walkways are being taking over by traders displaying their wares.
3. Attachment stalls, becoming so rampart and it's defacing the market plan.
4. Traders of perishable item have no stalls and their trading is executed under the harsh weather.

3.3 TEJUOSHO RETAIL MARKET YABA

3.3.1 Location

The market is located at the junction of Teju-osho, Olajuwon and Ojuelegba streets. The market site covers a land area of about 16 acres.

3.3.2 General Information

This market deviates from the traditional open stalls arrangement with a market hall having two shopping levels offering a better buying and selling arrangements.

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At the Tejuosho retail market, the major access routes divide the market into blocks and on this basis, the designer did his allocation in terms of the type of goods sold.

These goods are classified into three broad groups namely: -

1. Goods with obnoxious odours: e.g. meat, fish, livestock, cooked food etc
2. Wet goods: such as grains, flours, fruits, oil etc.
3. Dry goods: plastics, provisions, clothings, Jewelries, Textiles, Electronics, Books, and Enamel wares etc.

Goods with obnoxious odours are kept in a separate hall for better ventilation. This is also an attempt to reduce the passage of flies which these items attract and to prevent the unpleasant smell generated from passing into the main hall.

The major circulation routes, aisles through the market are 6 metres wide and these divide the market into blocks showing different classified commodity areas. The minor circulation routes which are the smaller aisles, divide the blocks of stalls into 4, 6, 8 stall groups.

Vertical accesses from the ground floor to the upper level are made possible through the use of stairs and ramps.

Construction: The market structure is based on the concrete column and beam construction lay on a square grid of 6.0 metres.

The roofing is of trussed steel members with long span asbestos roofing sheets as roof cover while the floor slab of each stall is formed 2.8 metres high with 100mm sand cement blocks finished in cement wash rendering. The lock up shops are provided with lockable steel gates and fixed security mesh roofs.

The stalls for meat and cooked food are provided with fan outlets, wash-hand basin and a separate preparation spaces.

3.3 Appraisals

Merits

Weather protection: The perennial problems often posed by the climatic elements viz: rainfall and sunshine has been obviated.

Improved Sanitation: The environmental condition of the market is an improvement over those of conventional markets. The separation of preparation areas for the meat stalls ensures an accident free environment.

Grouping of stalls: The grouping of stalls reduces the problem of making some traders almost inaccessible as in some traditional arrangements. The 3m x 3m stall gives adequate space for the traders though it is more in some cases.

4. Internal Circulation: The wide aisles reduce congestion. The benefits of which has however been taken off by traders who display ware along the aisles and vertical access ramps and stairs.



Demerits

1. Inadequate Lighting: Admission of light into some stalls and circulation aisles has been made impossible except through artificial means. This seriously hinders effective circulation of goods and buyers who will not wish to stay long in dark areas.
2. Uniform size of Stalls: Uniformity in stall sizes is not a good solution. For example a trader selling pepper, tomatoes or even vegetables does not need the same stall as the trader selling garri, rice or electronics. This demerit is clearly demonstrated in the ways the stall are been illegally re-partitioned.
3. Goods and buyers Accesses: There is no conscious attempt to separate the movement of goods from buyer's accesses. This fact is evidenced by the fact that the delivery area is just next to the bus-stop.

Despite the huge investment incurred by the state government to establish the Tejuosho retail market, people still prefer to buy and sell along the Ojuelegba road side instead of entering into the market proper.

The reasons for these are as follow:

The inability to provide stalls within the affordable cost of the traders concerned.

The problem of inadequate link between the market and the popular Yaba bus-stop hence the traders resorted to attracting customers along Ojuelegba road before they reach the market.

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PLATE 5: TEJUOSHO MARKET, YABA SHOWS THE MAJOR ENTRANCE INTO THE MARKET, THOUGH BEING OBSTRUCTED BY TRADERS AND BUYERS

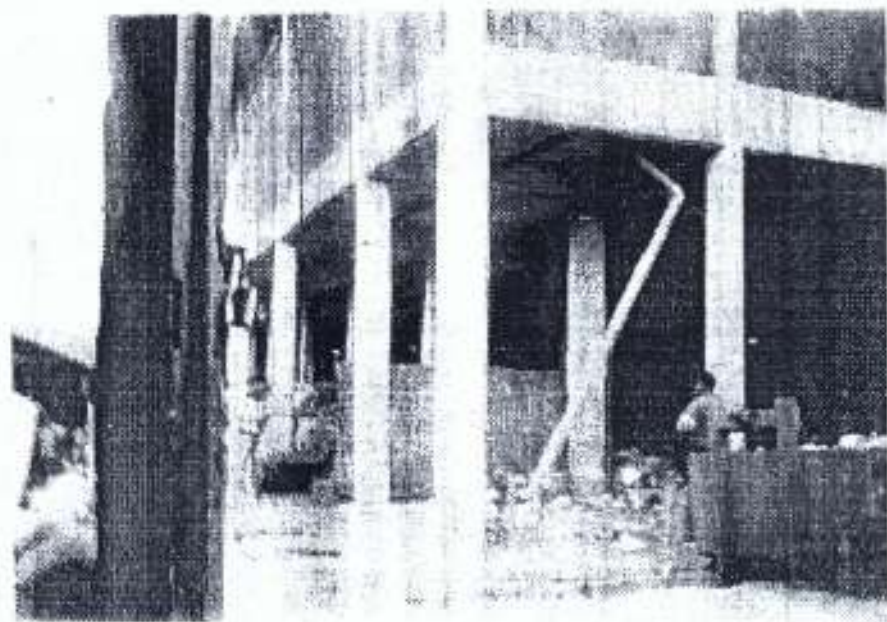


PLATE 6: SHOWING THE CAR PARK AND DELIVERY AREA OF THE MARKET BEING TURNED TO REFUSE COLLECTION POINT

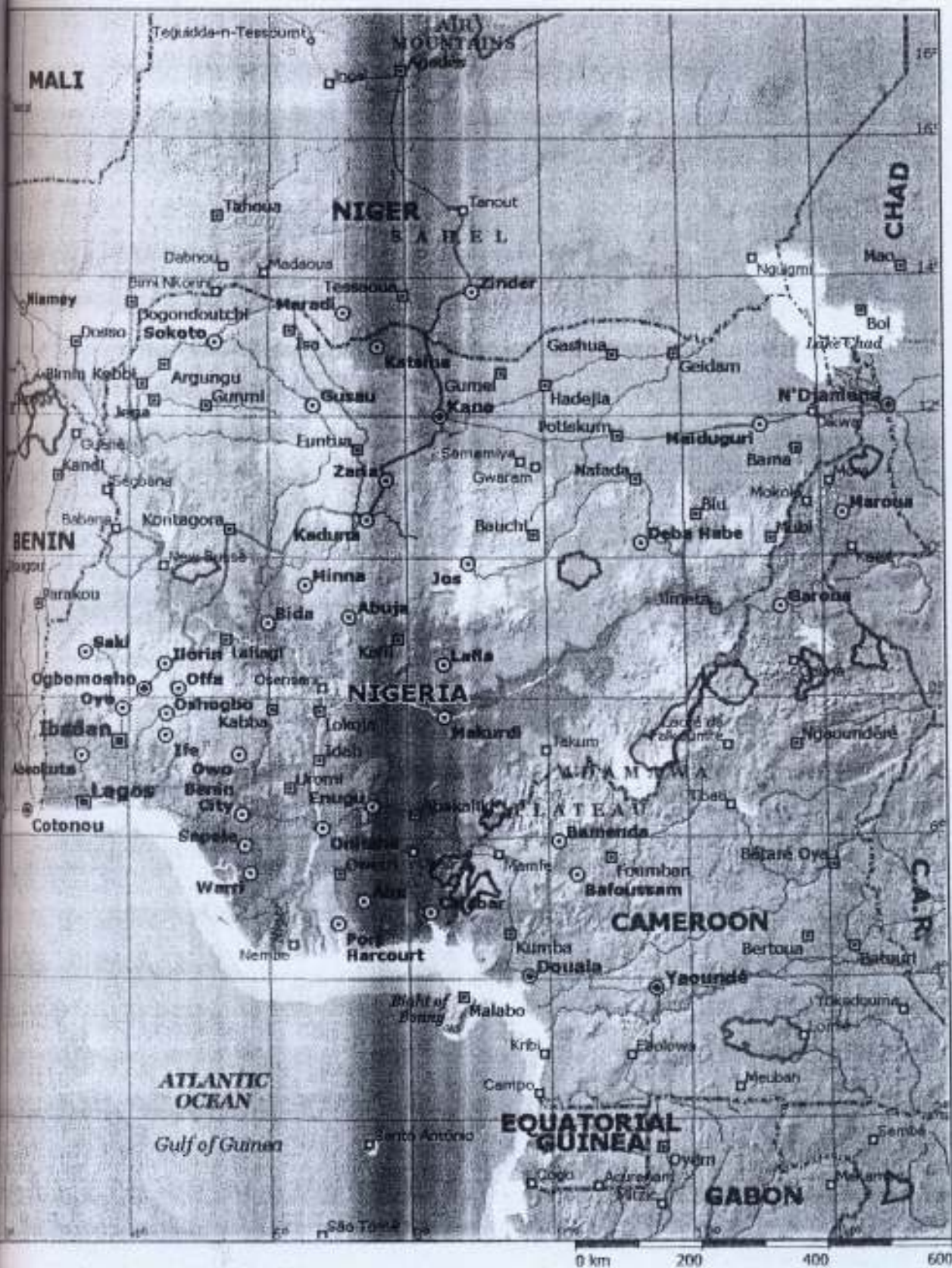
CHAPTER FOUR

BACKGROUND REVIEW OF LAGOS STATE

1. THE PROJECT TOWN,

Lagos mainland in Lagos State is located in south west Nigeria on the Bight of Benin (an arm of the Atlantic Ocean). Built on several Islands and adjacent parts of the mainland, it is in the Nigeria's largest city bearing as the chief port, and economic and cultural centre. Important districts with in the old city, now the commercial district, in the western Lagos Island are Ikoyi, Apapa, the chief port district, in the mainland are; low-lying Victoria Island; industrialized Iddo Island and a group of mainland suburbs (incorporated as part of the city in 1967), such as; Ebute-Metta where Oyingbo market is located, Yaba where Tejuosho market is located, Surulere, Mushin and Ikeja.

The Yoruba people constitute the city's principal ethnic group, although Lagos has a very diverse and fast growing population as a result of the migration from the rest of Nigeria the counting and neighbouring countries the city has a Population 13,427,000 (2000 estimate).



Nigeria
Africa

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Fig 1: MAP OF NIGERIA SHOWING LAGOS STATE



4.2 ECONOMY

Lagos receives most of Nigeria's import trade in particular consumer goods, food stuffs, motor vehicles, machinery and industrial raw materials. Its export trade in timber and agricultural products such as cocoa, palm oil and peanuts has declined since the early 1970s. More than half of Lagos's mainland suburbs, particularly in the Ikeja industrial estate, various goods are manufactured; among which are equipment, chemicals, beer, processed food and textiles.

Lagos is the western terminus for the Nigerian Railways system and is linked with other Nigerian cities. Murtala Mohammed International Airport is located in the north west of the city centre. Lagos's rapid, mostly unregulated growth coupled with the challenges of its fragmented geography, have resulted in chronically congested traffic conditions on the city's roads. Despite this there is relatively little in the way of boat transport alone between the Islands and mainland sections of Lagos.

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4.3 LOCATION

Lagos lies on the latitude 06°35' North of the Equator and longitude 03°20' east of the Greenwich meridian – Lagos is 3.0m above sea level.

4.3.1 Site Location

The site for the proposed ultramodern market is the old Oyingbo market. The market site in Lagos mainland is located along Oyingbo road bounded by Denton and market streets as well as Borno way.

4.3.2 Site Location Criteria

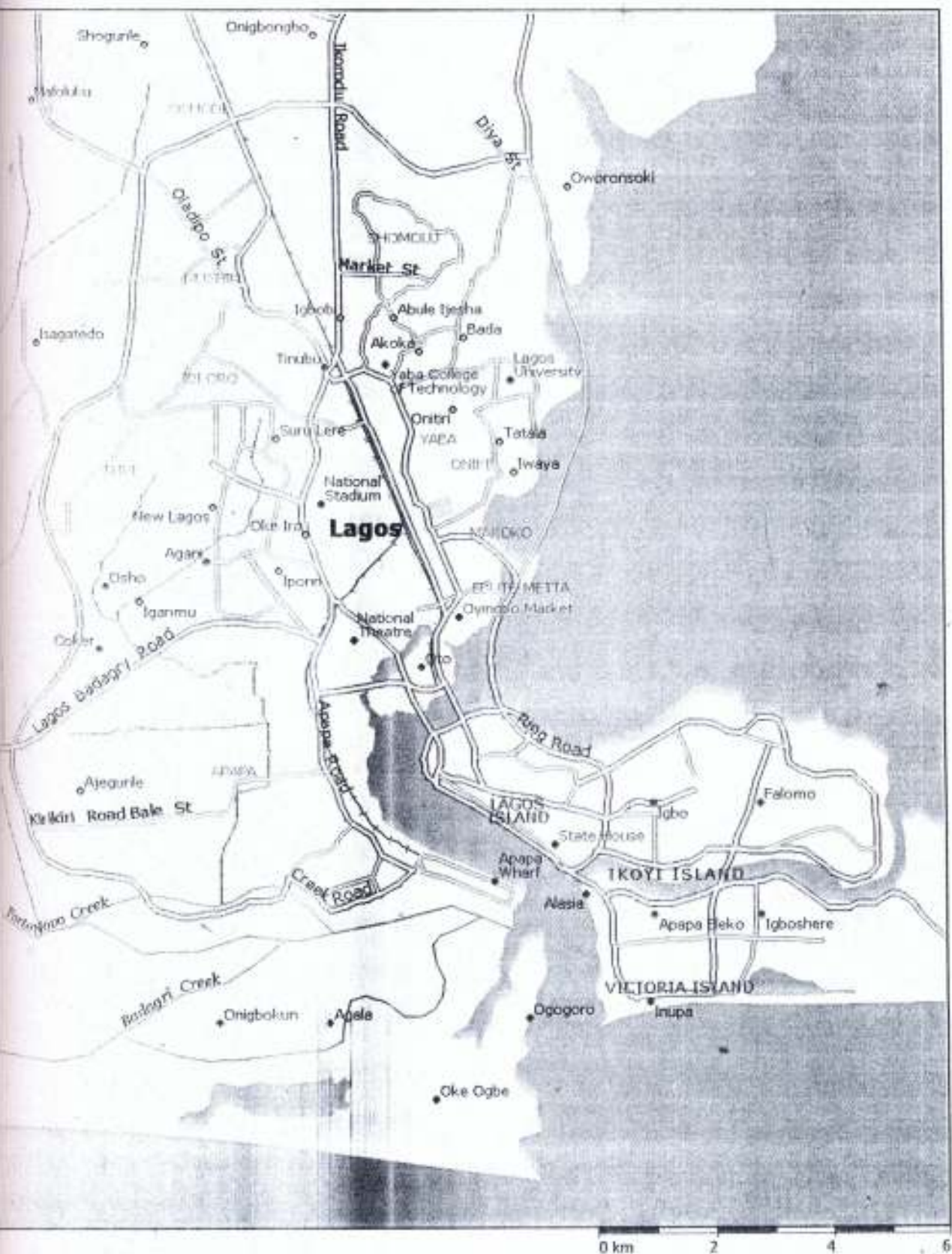
The project site is irregular in shape and is 17160.0m² which is approximately 4.2 acres and is bounded by major roads in Lagos mainland. Also the site is quite close to major bus-stops in the area such as Iddo, Oyingbo, Abulona, Denton, post office bus-stops etc. the site is half a kilometre away from the Lagoon where all the drains on the site would be channelled into.

4.3.3. Site Physical Features

For proper and effective analysis of the project site the following are the characteristic features of the site.

(i) Topography

The project site is characterized by flat terrain



Oyingbo Market
Lagos

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2. MAP OF LAGOS STATE SHOWING OYINGBO MARKET.

(ii) **Soil Type**

The soil type at the site is partly a mixture of clay and loamy soil mixed together. The major part of the soil is swampy when wet and it is red/brown in colour. It has a high water retaining capacity.

(iii) **Drainage pattern**

The site at present has a drain all round it, but all will be reconstructed and properly channelled appropriately to the nearby lagoon

(iv) **Features.**

The project site is an existing market site at Oyingbo. All market stalls will be demolished for the erection of the proposed ultramodern market at oyingbo, Lagos mainland.



PLATE 7: OYINGBO MARKET, LAGOS, SHOWING SHOPS AND SHEDS IN THEIR PRESENT STATE

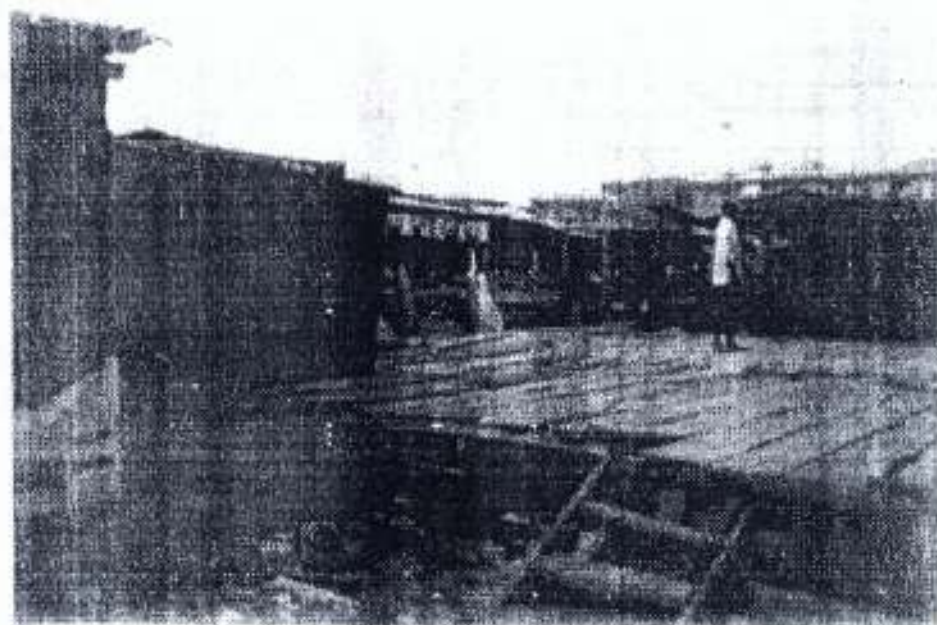


PLATE 8: SHOWS THE TYPICAL DETERIORATING CONDITION AT THE MARKET

4.4. CLIMATE AND MICROCLIMATE

Lagos is located within the climatic region that is known as the coastal zone. The climate is characterised by high humidity and hot discomfort for eleven or more months in the year.

Two major influences on the climate of Lagos are the two major wind currents. The South-West trade winds which are warm and moisture laden and the North-East trade winds which are cold and dry. These wind currents bring about the two distinct seasons namely: -

The wet season of April to October and the Dry Season of November to March. The dry season is accompanied by a cool dust laden wind and harmattan which blows strongly between December and January.

4.4.1 Rainfall and Wind

Lagos being a Coastal Zone, the monthly rainfall exceeds 200mm for three or more months, making adequate drainage necessary and the annual average rainfall is 1507 millimeters.

The prevailing wind direction is south-west, which is rain bearing since it takes its origin from the sea. The direction of the wind is from the South to the North in the wet season and from the North to the South in the dry seasons.

4.4.2 Temperature

January temperature condition in Lagos State (Lagos mainland) ranges between 22^oc – 32^oc while July temperature condition is below 26^oc. The Annual Average temperature is 26^oc.

4.4.3. Humidity, Evaporation and Evapo-Transpiration

The term humidity refers to the water vapour content present in the atmosphere gained as a result of exposed water surface, most ground, and from plant transpiration. For this zone, the humidity is highest (over 80%) in the raining season months (April to October). In the dry season, the relative humidity drops to about 72% in January or some times less in the afternoon.

Both evaporation and evapotranspiration are high, with the hottest dry season months of December to February having the highest evaporation and July and August having the lowest figures on account of the cloud covers.

The implications of these are that the region experiences water deficit from November to April and also in August.

*Table 1: Lagos State mean monthly Temperature (°C) 2000 – 2003
(Lagos mainland)*

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2000	27.8	27.9	29.2	28.6	27.9	25.9	25.4	24.8	25.3	26.3	27.4	27.4
2001	27.5	28.5	29.3	28.1	27.6	25.9	25.4	24.7	25.2	26.4	27.3	27.7
2002	27.5	28.5	29.1	28.3	27.9	26.2	25.6	25.3	25.5	26.2	27.3	27.3
2003	27.3	28.8	29.2	26.8	28.1	25.9	25.0	25.7	26.0	27.1	27.4	28.0

Sources: Department of meteorological services, Nigeria.

Table 2: Lagos State Mean Monthly relative humidity 2000 – 2002
(Lagos mainland)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2000	83	65	75	80	83	89	87	89	91	88	86	81
2001	83	71	77	82	85	89	89	89	89	87	86	85
2002	72	78	80	83	85	89	91	87	88	88	86	77

Sources: Department of meteorological services, Nigeria.

Table 3: Lagos State Mean Maximum Temperature 2000 – 2003. (Lagos mainland)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2000	33	34	35	33	32	29	29	28	28	30	32	32
2001	33	34	34	33	32	29	29	28	29	31	32	33
2002	33	34	34	33	32	30	29	29	29	30	32	33
2003	32	34	34	32	32	30	29	29	30	31	33	34

Sources: Department of meteorological services, Nigeria.

Table 4: Lagos State mean Minimum temperature 2000 – 2003 (Lagos mainland)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2000	25	24	26	26	25	24	23	23	23	23	24	24
2001	24	25	26	25	25	24	23	23	23	24	25	24
2002	24	25	26	25	24	24	24	23	23	23	24	23
2003	24	26	26	25	23	23	23	23	24	24	24	24

Sources: Department of meteorological services, Nigeria.

Table 5: Lagos State Mean monthly rainfall 2000 (Lagos mainland)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
2000	17	37	51	185	889	338	223	149	113	222	102	27

Sources: Department of meteorological services, Nigeria.

CHAPTER FIVE

5.0 DESIGN CRITERIA AND BRIEF

5.1 DESIGN CONSIDERATIONS

5.1.1 Site Considerations

The possibility of acquiring a suitable location should be considered in the planning stage. In acquiring site for market development, these points should be considered:

- (i) Accessibility for the whole community and other neighbourhood settlements. Ideally, markets should be widely exposed to traffic routes.
- (ii) Site acquired for market development should be adequate for the provision of necessary facilities.
- (iii) Site acquired for market should have access to main drainage

5.1.2 Buyer Requirements

The buyer overall comfort is of paramount importance in the design of a retail interior and as such, the elements of the market environment should provide an exciting interest so that the buyers first feeling is one of satisfying emotional upliftment.

There are basically two categories of buyers viz:

- (i) Those that came purposely to purchase particular items. For this category of shoppers the effective zoning of activities are expected

since in most times they are in a hurry and will wish to locate such items without difficulty.

- (ii) Buyers on window shopping who probably must have gotten what they needed, wishing to look around for some non-pressing needs. These sets of buyers need to be attracted so that they might buy their needs. Therefore effective circulation and display systems have to be adopted to enable them see these items at a glance.

5.1.3 Mode of Transportation

The proposed ultramodern market, Oyingbo is in the rapidly developing area of Lagos mainland in Ebute-metta (east). Its buyers are drawn from the neighbouring towns such as Yaba, Lagos Island, Ebute-metta, Apapa, Orile, Iponri, etc. Most of the patrons are expected to come by public transport and private vehicles.

5.1.4 Traders Requirements

The market place now requires all the necessary facilities that make the day-to-day life of a trader enjoyable. Therefore a trader must be provided with adequate stalls of his/her own in terms of size and quality. The trader also desire to have a good view of shoppers who he/she usually accosts, therefore all stalls should have equal opportunities of contacting a shopper.

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5.1.5 Requirements for Merchandise

The selling of merchandise is the basic function of a shopping facility and the ability to sell determines its success. Shoppers must be made to have a good view of the goods while cognizance must be taken of the mode of display so as to entice shoppers. For effective merchandizing, commodities should be zoned with due consideration to: -

- ❖ Types of goods sold by the traders
- ❖ The weight and vulnerability of the goods
- ❖ Frequency of patronage

5.1.6 Stalls Design

A shop is composed of: -

- ❖ The exterior, which gives identification, it encompasses the shop front and show windows.
- ❖ The interior where the promise of the front display is delivered.

The stall front and the facade of the shopping facility must be attractive enough to catch the attention of shoppers and bring in customers from the street.

5.1.7 Response to Climatic Conditions

The heavy rainfall associated with the study area necessitates the use of good pitch roofs with well detailed roof gutters to collect the rainwater. Most of the time, the sun intensity is high and for this reason, good sun shading devices or design methods should be adopted where necessary to cut off sun glare, the high humidity of the area also demand for cross ventilation.

5.1.8 Fire Hazard

In any fire out-break; there are two basic risks involved.

- (a) Risk to occupants and
- (b) That of material contents and building structure. Risk to occupant is the major consideration since provisions done to minimize risk to life also lessens the possibility of large material loss.

5.1.9 Smoke Hazard

Large quantities of dense toxic smoke are produced even from a small fire. Therefore, in a large activity area like a market, if there is no means of controlling smoke spread, a small fire can threaten the life of occupants. Because of the smoke spread, many are usually unaware of the actual position of fire and the direction to the nearest escape. When this is confronted, they might turn back

to danger unknowingly. Smoke generated can easily escape if there are openings at the roof.

3.1.9.1 **Fire Spread**

In events of flames reaching the ceiling, the rate of spread increases rapidly and unless some limiting measures are in-built, this will continue. One way of achieving this is through compartmentation by dividing the building into series of fire fighting cells so that fire will be restricted to its source. The limitation is that in an open market hall, compartmentation will create lighting and ventilation problems and secondly, its function as a retail interior will be affected. There is therefore, the need for additional planning measures as itemised below:

3.1.9.2 **Planning to Minimize Fire Risk**

- (ia) The whole complex could be sprinkled; this is done by laying of pipes containing fire fighting chemicals under regulated pressure. At the event of fire outbreak, the chemical is sprinkled all over the fire area to prevent its spread. The system could be connected with an automatic fire detecting appliance or can be operated manually.

(ib) The electrical wiring of the market should be done in such away that at each stall is in stored with a circuit breaker to curb the spread of fire caused by electrical default.

(ii) **Designing to Prevent Structural Collapse:**

This implies that the structural members should be non-combustible and be able to resist fire for at least two hours.

This is to allow sufficient time for the occupants to escape into safety.

(iii) **Designing for the Safe Escape of Occupants**

This is designing to ensure that the occupants can escape from fire safely. It involves careful planning of escape routes. The principle is that the occupants should be able to turn their back from the danger of fire and then proceed to safety through sufficient escape routes.

(iv) **Limiting Smoke Travel**

These can be achieved by extracting the smoke generated to the open air as soon as possible by either natural or mechanical means. For the effectiveness of this system, sufficient head room is needed to keep the smoke layer sufficiently above headroom level to minimize smoke inhalation and subsequently, risk to life.



(v) **In-Built Fire Alarming Systems**

Adequate automatic or manual fire alarming system should be provided. This is to: -

- (a) Bring into operation any automatic sprinklers and mechanically operated fire control systems.
- (b) To alert occupants of danger instantly
- (c) To alert the fire brigade

(vi) **Fire Brigade Access:**

Consideration should be given to fire brigade access and its associated facilities.

5.1.9.3 Refuse Disposal

To prevent unsanitary conditions and unsightly appearance of refuse, it is necessary to place fly proof, washable refuse receptacles at suitable positions so that traders and shoppers may deposit in them. There is also the need to have the refuse collected conveyed to garbage treatment and disposal works.

5.2 CIRCULATION AND CONTROL

For the smooth functioning of a market development, efficient circulation patterns and proper control of pedestrians and vehicular traffic has to be put into consideration.

An efficient circulation system comprises roads, pedestrian walkways, car parking lots, loading and off loading platforms has to be evolved.

The entire market precinct should be free from vehicular traffic so that pedestrians may move around freely and safely within the market. To achieve this, parking lots and delivery bays should be located at a considerable distance from the immediate precincts of the market. These are to be linked up with paved ways and pedestrian walkways. Goods delivered may ideally be moved into the market with the use of truck-carts.

5.2.1 Foot Traffic

Exposure of all individual stores in a market to the maximum amount of foot traffic is the best assurance of high sales volume. An evaluation which overlooks the fact that automobiles do not buy merchandise. It is only after the driver of even the most expensive car leaves it and becomes a pedestrian that he can become a buyer. Therefore, if markets are to prosper, dense foot traffic must be created.

"Shopping traffic", the act of walking from store to store, the lifeblood of a market, and proper circulation of this shopping traffic ensures business success.

5.2.2 Separation of Traffic Types

- (i) Pedestrian from transportation: The separation of pedestrian areas is one of the cornerstones of good planning. The constant movement of vehicles within transportation areas inevitable creates a certain amount of danger, noise, fumes and confusion, which distract the shopper and diminish shopping enjoyment.
- (ii) Service from Customer traffic: Service traffic in market represents a considerable portion of Mechanized traffic. Even in the smallest market, service vehicles for deliveries, pick-ups, garbage and trash collection. Good planning principles demand that such areas be properly shielded by screen walls or land scraping and that service vehicles be able to enter or leave without interference from automobiles or pedestrians.

5.2.3 Traffic

Traffic planning an integral part of planning the site and the surrounding area, play an important role in the proper functioning and success of the market. It should be borne in mind, however that the market is not to be planned to serve traffic; rather, traffic is to be planned to serve the market.

Before the site is finally decided upon, serious consideration must be given to its accessibility. It is essential to gather all information about existing roads and the traffic – carrying capacities of the surrounding road system.

5.2.4 Aims of Traffic Planning

1. Easy traffic flow on surrounding road system. The existence of enterprises that would result in a constant entering and existing car along the roads opposite the market would disrupt the flow of traffic and is therefore highly undesirable. (This is one reason why proper planning of the surrounding area is so important). The existence of many side roads opposite the market would also interfere with good traffic flow. The planner's main task is to see to it that automobiles can enter the site without slow downs.
2. Effective transfer of road traffic onto the site. If automobiles were driven directly from an adjoining highway onto parking - lot lanes, chaos would result. The circulatory road that functions as a turn – off lane from the highway, making possible a gradual change of speed from fast – moving traffic to slower parking – lot traffic, plays an extremely important role.

3. Even and effective distribution of traffic on the site. The customer should be free to drive to any of the parking areas that surround the center so that he may come as close as possible to the store where he will make his first purchase. Secondary area must be facilitated. In larger centers arrangements must be made to guarantee the easy flow of circulatory traffic, avoiding any interference with pedestrians walking to and from the market.

4. Convenient and efficient arrangement of car storage facilities. The aim of the parking – lot layout should not be to achieve the greatest possible number of parking stalls, but rather to ensure the greatest possible turnover of cars during a given period. Parking capacity is a valid measuring stick only if it denotes the number of conveniently arranged and dimensional parking stalls.

Walkways for pedestrians will result in greater safety for shoppers and will eliminate the slowing down of vehicles, but will reduce the number of parking spaces in any area. Maintenance cost. Lanes should be clearly number with signs visible to the motorists when entering the lot as well as when returning from shopping.

5. Separation of Service Vehicles from customer car traffic. For Service Vehicles (trucks, tractors, and garbage and trash Collecting Vehicle). Separate entrances and exits to the public road system should be planned. Under no Circumstances should service vehicles cross roads that directly serve parking operations. Public transportation vehicles should be similarly separated from customer car traffic.

5 Servicing

The ease and convenience of merchandise delivery is of vital importance to the effective functioning of a market. In planning, attempts are made to avoid conflict of delivery vehicles with pedestrian movement. There are three main types of servicing: -

- (i) Direct servicing;
- (ii) Basement servicing
- (iii) Courtyard servicing

The direct servicing dot all over the facade but its advantage is that a different segment of the market is serviced easily. The courtyard arrangement with each court serving a section of the market will be a suitable adaptation but it occupies valuable space. The basement servicing is more costly than others in terms of

construction and maintenance cost but it has the advantage of achieving easy separation from major circulation routes.

5.2.6 Signage

The interior circulation of buyers inside the market would be greatly enhanced by introduction of signage post to identify various items that would be sold in the market. Signage post direct users clearly and efficiently to desired destination. Signs significantly impact the functional and aesthetic quality of a market facility. On these signage posts would be drawing of items sold, for effective understanding for categories of buyers who cannot read or write.

5.3 ARCHITECTS BRIEF

The Architect's Brief comprising the list of facilities to be designed for the major components of the proposed market is: -

- ❖ The main market
- ❖ The fish and meat section
- ❖ The Administration/Bank/Restaurant block
- ❖ The fire fighting unit
- ❖ Child care facility plus sick bay

These facilities are broken down further into sub-units.

5.3.1 The Main Market

These shall consist of: -

- ❖ Open stalls
- ❖ Built-up stalls
- ❖ Male, female toilets

5.3.2 The Fish Meat Section

- ❖ Meat stalls
- ❖ Fish stalls
- ❖ Male, female toilets

5.3.3 (a) The Administration/Bank/Restaurant block

- ❖ General office
- ❖ Accounts office
- ❖ Health officers office
- ❖ Market assistance office
- ❖ Secretary
- ❖ Market superintendents office
- ❖ Store
- ❖ Toilets

(b) Bank

- ❖ Customers waiting Area
- ❖ Banking operations
- ❖ Treasurer

- ❖ Bullion park
- ❖ Archives
- ❖ Computer room
- ❖ Secretary
- ❖ Managers office
- ❖ Toilets

(c) **Restaurant**

- ❖ Dining Area
- ❖ Servery
- ❖ Bar
- ❖ Kitchen
- ❖ Cold store; dry store
- ❖ Changing room
- ❖ Office
- ❖ Supply yard
- ❖ Toilets

5.3.4 The Fire Fighting Unit

These shall comprise of

- ❖ Reception
- ❖ Chief fire superintendent's office
- ❖ Deputy fire superintendent's office
- ❖ Firemen's common-room
- ❖ Changing rooms
- ❖ Alarm signals room

- ❖ Fire fighting vehicle port
- ❖ Appliance store
- ❖ General store
- ❖ Toilet, bath
- ❖ Drill yard

5.4 PLANNING STANDARDS

The conceptual designs are based on the spatial and environmental standards suggested below:-

5.4.1 Classification

- (A) Markets are to be classified into two broad categories: -
- (a) Those which serve the local community
 - (b) Those which serve the town as whole and other towns.

These are to be further classified as:-

- (i) Daily markets and
 - (ii) Periodic markets
- (B) Markets may also be classified on the basis of periodicity as:-
- (i) Day markets
 - (ii) Night markets
 - (iii) Day and Night markets

The proposed ultramodern market, Oyingbo is classified as a market which is to serve the Lagos mainland and its environs. It is

to be in operation as a day market opening from the hours of 7.00am to 6.00pm daily.

5.4.2 LAND ALLOCATION

The following standards are suggested for allocation of land for a market/commercial development.

Table 7: suggested land allocation in a market development

No	LAND USE	% OF DEVELOPED AREA
1.	Stalls/shop	30 – 35
2.	Organised open space	15 – 20
3.	Utilities, services and facilities	10 – 15
4.	Streets, walks and parking lots	20 – 22
5.	Other uses	10 – 42

Source: Time saver standard, for building types (Second Edition)

5.4.3 Set Backs

The set backs may be governed by the standards given in the following table.

Table 8: suggested set backs for markets from different types of roads:

TYPES OF ROAD	SET-BACK IN METRES
Local street	60 – 100
Collector street	100 – 140
Major street	140 – 160
High ways	300 or more

Source: Time saver standard, for building types (Second Edition)

The set back proposed for the Ultramodern market, oyingbo would be within 15 – 20m from the road. The site of the market and its environs is already developed and it has no room for expansion.

5.4.4 Parking

The number of car parking spaces to be provided will depend upon the type of market, size of the town and purchasing power of the clientele. However, table 9 provides ideas regarding the number of parking spaces to be allowed per acre of commercial development.

Table 9: Number of parking spaces for gross acre of commercial development.

TYPE	NO OF PARKING SPACES PER ACRE OF SITE
Minor	10 – 15
Major	15 – 20
Regional	20 – 25

Source: Time saver standard, for building types (Second Edition)

5.5 FACTORS AFFECTING BUILDING LOCATION AND ORIENTATION

The location of a market development depends on a number of factors which are: -

- (i) A site available for development which is located within the trade area recommended in the market analysis.
- (ii) A location easily accessible to at least one existing or shortly to be constructed major highway, preferably two major highways.
- (iii) Adequate site size with suitable shape to permit proper planning
- (iv) Surface ground conditions that can be overcome at an acceptable cost
- (v) A topography that will permit as near to plain as possible without incurring excessive grading costs.
- (vi) Utilities available or installable at acceptable cost.
- (vii) Adequate site area for future expansion and inclusion of supporting facilities such as banks, offices etc.
- (viii) Proximity to transportation (in the case of large cities)
- (ix) Possibility of integrating the land with other beneficial uses such as town centres, recreation and housing etc.
- (x) Protection of site from undesirable zoning of adjacent land.

All these factors are considered in the quest to acquire a site for a shopping centre.

The factors affecting the orientation of a building:

- (a) The major wind directions
- (b) The movement of the sun
- (c) Visual impact on the observer
- (d) Sources of Noise
- (e) Gradient and direction of run off.

CHAPTER SIX

6.0 DESIGN REALIZATION

At present, marketing activities within Lagos mainland operates with so many out grown market places. The proposed market is expected to be a model for all other markets in Lagos State, being a popular market and it has been existing since pre-colonial era.

6.1 DESIGN PHILOSOPHY

The planing and design of a market should be made not only to function as a commercial entity but also, to serve as a social magnet within the community in which it is set-up. The commercial viability of market places could be enhanced by reinforcing it with visual forms. This will enable it to compete favourably with other shopping facilities and, serves as an influence on other developmental project within the locality.

6.2 DESIGN CONCEPT

Introvert Concept: The introduction of introvert concept which shows the turning of the entire store front inward toward the inside of the building cluster. Entry into individual stores directly from the parking lot is diminished or completely excluded.

Shopping traffic is funneled through a limited number of entrance arcades in pedestrian area.

PROPOSED FACILITIES

The proposal is a 588 lock up shops facilities and 280 open space allocation divided with hollow steel pipe to various sizes on the ground floor plan. Support facilities for the proposed ultra modern market can be divided into three groups viz:-

- (i) Administrative
- (ii) Commercial
- (iii) Ancillary facilities

1 Administrative Facilities

This consists of offices for staffs in charge of the organisation, control and maintenance of the market environment.

It includes office space for the following categories of staff

- ❖ The market superintendent
- ❖ Account officers
- ❖ Health assistant
- ❖ Market assistants
- ❖ Secretary
- ❖ General office
- ❖ Store
- ❖ Toilets

6.3.2 Commercial Facilities

In the proposed ultramodern market, the provisions of facilities like Bank and business centre are needed. These facilities are essential because they promote business activities. They however need not be elaborate because a functional branch office of a bank is enough to serve the market.

6.3.3 Ancillary Facilities

(i) Vehicular Parking Facilities

Vehicular parking spaces will be provided for two categories of users, (the traders and the shoppers). The parking for shoppers will however be located to allow for more frequent uses.

(ii) Toilet Facilities

Enough consideration is to be made for toilet facilities. The toilet facilities will however be decentralized to ease congestion.

(iii) Storage Facilities

Though retail traders rarely keep large stock of goods, sometimes daily sales fall short of expectations and the left over get wasted if adequate care is not taken. Because of this, storage facilities are considered especially for perishable commodities.

- (a) Fresh vegetables which requires cool storage but no refrigeration.

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- (b) Fresh meat and fish which requires cool storage for display and cold overnight storage.
- (c) Smoked fish and meat
- (d) Root vegetable like potatoes, carrots etc. store

6.4 DESIGN CONCEPT FOR STALLS

For effective buying and selling, commodities should be zoned with the following criteria.

- (i) The frequency of patronage
- (ii) The nature and vulnerability of the commodities
- (iii) The weight of the commodities. Using the criteria above, three basic divisions was derived, and these include perishable goods, non-perishable and artisan goods.

PERISHABLE GOODS	NON PERISHABLE GOODS	ARTISAN TRADE
Basic food stuffs	Provisions	Tailor shops
Like yams	Cosmetics	Barber
Platain	Textile	Hair dressing
Rice	Shoes	Shoe cobbler
Beans	Suit cases	
Garri	Bags	
Palm oil	Enamel ware	
Soup condiments	House hold utensils	
Vegetables	Goods	
fruit		

It has been established that each division of commodities has its unique characteristics therefore the design of each division calls for unique considerations. These considerations are in the area of stall sizes, nature of servicing, mode of display and the physical nature of the selling environment. It is therefore proper to give each division its basic unit. The form of the entire market will now be in the effective linkage of the individual units.

6.5 CIRCULATIONS

An efficient circulation system comprising of roads pedestrian walks, parking lots, loading and off loading platforms have to be evolved.

6.5.1 External Circulation

The immediate precincts of the market were made free from vehicular traffic, so that pedestrians may move around safely within the market premises without encountering vehicular traffic. To achieve this, delivery and refuse disposal bays were provided at the back and the service road directed along the side and behind the market.

Parking lots are provided and planned in such a way that patrons who arrived at the market either through private vehicles or commercial transport need not encounter vehicular traffic after being dropped off at the parking lots.

6.5.2 Internal Circulation

The internal circulation has been made as simple as possible with 6.0m major aisle at the main to the rear entrances and 3.0m aisles running at right angle to one another.

The upper floor of the main market is accessed by both spacious ramp of 3.0m width on a gentle slope and stairs of 2.4m width conveniently placed for access.

6.6 CONSTRUCTION METHODOLOGY

The major bulk of the work would be with reinforced concrete. The structure would be in frame structure and later partitioned with 9" sands Crete block.

- i. **Foundation/Floor:** The foundation proposed for the ultramodern market would be pad foundation because of the swampy, site condition.

Columns position for the structures would be position at an interval of 6.0m and 9.0m respectively based on their location on the drawing. Each point of the columns would be excavated and reinforcement iron bars, prepared as basket to form the column base that would support the reinforcement for the columns. Because of the load the building wild carry, 14mm diameter reinforcement bars is specify.

In preparation for the casting of the ground floor area for the ultramodern market, which would be made to be highly raised above the major road level to achieve proper drainage system on the site? A formwork would be made that would

carried the beam that would tie up all the columns position on the site, for effective strengthened.

The upper floors for the project would be waffle floors because of the span of the floors on each level, each interval of columns spacing would be a reinforced beam.

- ii. **Walls**: The walls for the proposed ultramodern market would be 9" sand Crete block. And the construction of the project would be done in such a way that the shops are in compartment form to dislodge the easy spread of fire incidence from one shop to another.

The head rooms for the shops are 2.7m and above each section of the shops are all cast with reinforced concrete slab.

- iii. **Roofing**: The roofing system would be timber portal frame and steel frame structures because of the span of the building. These two frames structure would be used together to actualized the roof design proposed for the ultramodern market.

- iv. **Finishes**: Different finishes material would be used for the effective execution of the proposed ultramodern market.

The floor area of the building would be covered with cast 1.2m centre – centre Ebonite strip terrazzo floor finish and

the floor area of all conveniences would be non-skid floor tiles.

The walls of the building would be finished with weather resistant paint (Emulsion paint) and the conveniences walls would be finished with white Brazillian ceramics wall tiles.

The ceilings for the building would only be at the shops area and it will be cover with asbestos ceiling boards. While the roofing materials for the building would be 0.55mm guage long span aluminum roofing sheet. Considering the roof plan design some of the water from the roofs during raining season would be drained into the courtyard, which also serves the purpose of effective air circulation in the market.

- V. **Services:** The electrical and plumbing works would all be of conduit system. The electrical works would be carried out in such away that each shop would be provided with circuit breaker such that any electrical default in a particular shop would not affect the next shop.

Still on electricity, alternative source of electricity would be achieved through the use of solar panels that would be mounted on the roof top of the building where the sub car parks is located.

The introduction of solar panels for alternative generation of electricity when National Electric Power Authority fails is to compliment the electricity supply from NEPA and to curb the cost of diesel or petrol expenses.

Central sewage system would be strategically located to serve as a collecting point for all the solid waste and the effective disposal would be carried out by the Lagos mainland local government authority. Likewise waste disposal point would be located for effective disposal of waste by traders and buyers in the market. The evacuation would be done by same Lagos Mainland Local Government Authority.

The compound drainage for the proposed Ultramodern Market would be surface drainage system covered up with slabs for easy removal during cleaning. All drains would be channelled to the external gutter that would later drain into the Lagoon that is half a kilometre away from the market.

- vi. **External Works:** The bulk of the external works would be mass concreting for the parking lots and walkways, complimented with patches of green area and hedges to beautify the surrounding of the market.

CHAPTER SEVEN

SUMMARY AND RECOMMENDATION

SUMMARY

Market to most people, it is simply a public space in which goods are bought and sold. Prior to this time, in Multi Centric economics where there were no formal centres of exchange, most of the exchange took place in form of gifts or trade by barter among household or individuals. Overtime there were changes in these communities. These were probably due to exposure to some external stimuli which later brings about the need for formal exchange and consequently the market place.

Market places are currently undergoing changes and more considerations are being given to problems present in these markets more than ever before. These considerations are never-the-less not enough.

Case studies were carried out on three existing markets namely. The Oyingbo Market Lagos, New Gbagi Market, Ibadan and Tejuosho Retail Market, Yaba. This merits and demerits enumerated and used as guide for the proposed ultramodern market design.

The site for the proposed ultramodern market Oyingbo is located in Lagos Mainland in Lagos State and the project site is at Oyingbo. It has an area cover of 17160m² with an appreciable characteristic features.

The basic site consideration for an establishment of a market was quite in order for the proposed market. The design concept used for the proposed ultramodern market is introvert concept, which embodies the design and planning of the market.

The role of markets in the socio-economic development of communities cannot be over-emphasized. It should be noted however, that for markets to perform this desire role, market places must be functional.

Circulation pattern must be efficient, the surroundings must be hygienic. Also there should be ease of access for pedestrians and vehicles, there should be adequate provision for fire protection and the weather must be controlled.

Pleasant landscaping will go a long way in improving the quality of the market environment.

7.2 RECOMMENDATION

Market design is the separation of delivery routes from buyers' access. The magnitude of the problem involved in total separation of delivery from patrons has to be realized. A nevertheless effort has been made to reduce circulation conflicts to the barest minimum.

There is need to make the market environment conducive for both patrons and traders. The solutions arrived at are illustrated in the proposal. The success however depends to a very large extent on effective management and maintenance of the market.

The layout plan of the market was designed such that trading activities within the market will not spill to the major roads, causing unnecessary traffic congestion.

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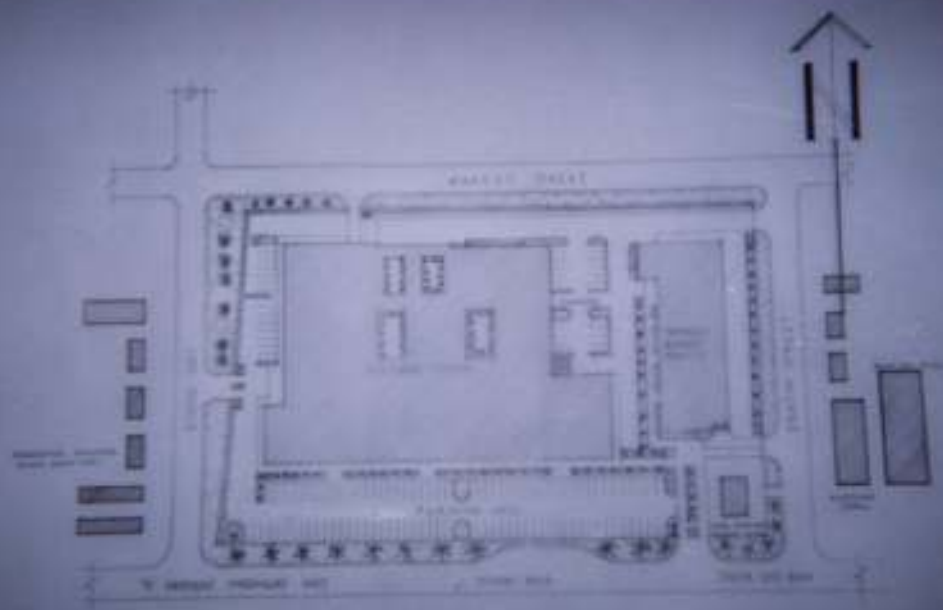
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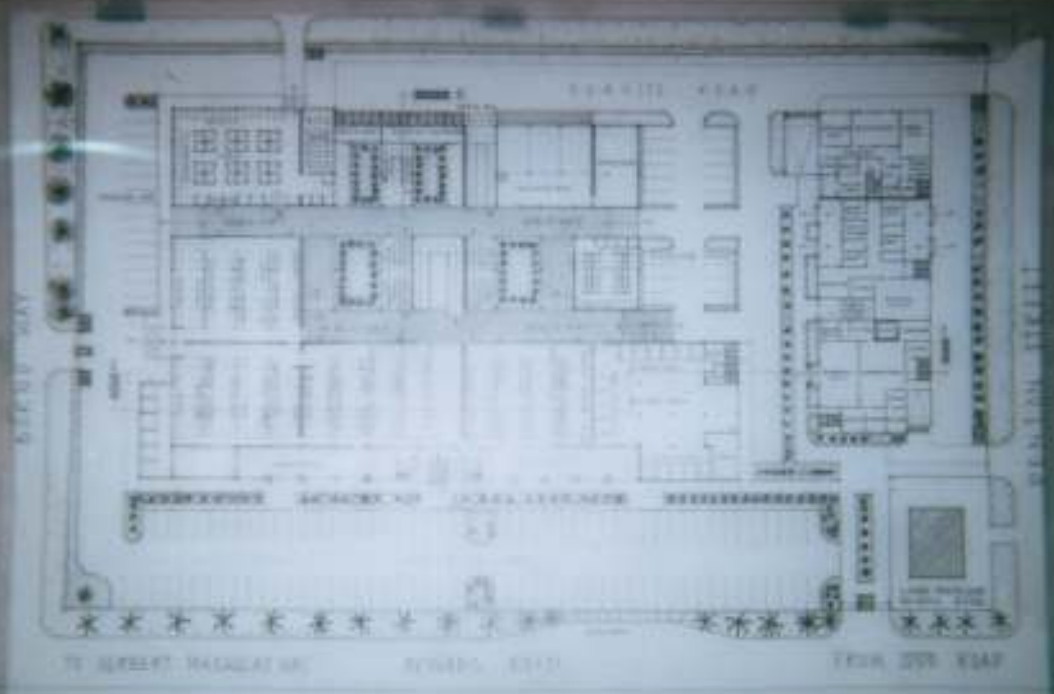
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SITE PLAN



**ULTRA MODERN MARKET, OYINGBO
LAGOS-STATE.**



ULTRA MODERN MARKET, OYINGBO
LAGOS-STATE.



ULTRA MODERN MARKET, OYINGBO
LAGOS-STATE.

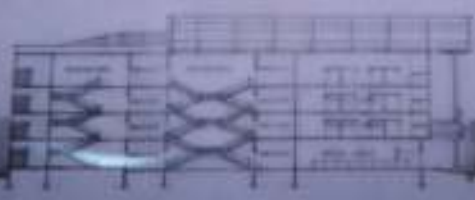


FLOOR PLAN

ULTRA MODERN MARKET, OYINGBO



SECTION 1-1



SECTION 2-2

ULTRA MODERN MARKET, AVINGBO

