

**KWAME NKRUMAH UNIVERSITY OF SCIENCE AND TECHNOLOGY,  
KUMASI**

**COLLEGE OF ARCHITECTURE AND PLANNING  
FACULTY OF ARCHITECTURE AND BUILDING TECHNOLOGY  
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**KNUST**

**DESIGN THESIS:**

**WATERFRONT DEVELOPMENT,  
ESSEI LAGOON - SEKONDI**

A DESIGN THESIS REPORT SUBMITTED TO THE DEPARTMENT OF ARCHITECTURE OF THE KWAME NKRUMAH UNIVERSITY OF SCIENCE AND TECHNOLOGY, KUMASI, IN PARTIAL FULFILLMENT OF THE REQUIREMENTS FOR THE POSTGRADUATE DIPLOMA IN ARCHITECTURE.

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**(Post Graduate Diploma)**

**June 2009**

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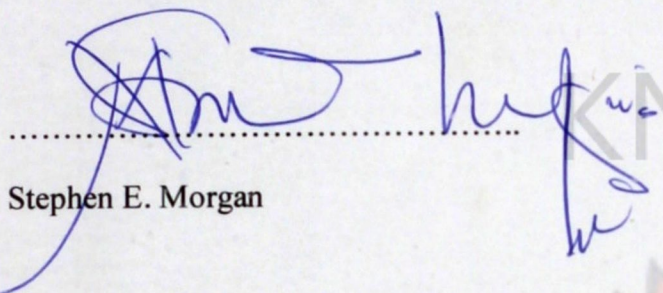
**(Post Graduate Diploma)**

**June 2009**



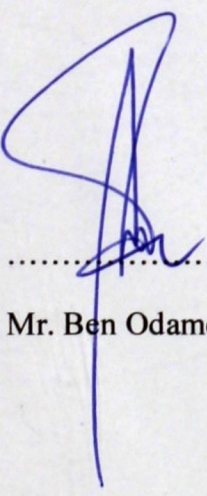
## DECLARATION

I hereby declare that this thesis report has been undertaken solely by me and is an original and not a duplicate or plagiarised work. It has resulted from thorough research and logical analysis and synthesis under department staff supervision.

  
Stephen E. Morgan

19<sup>th</sup> Sept. 2009  
Date

I hereby declare that this work is an original research undertaken by my student and has been done under my supervision

  
Mr. Ben Odame

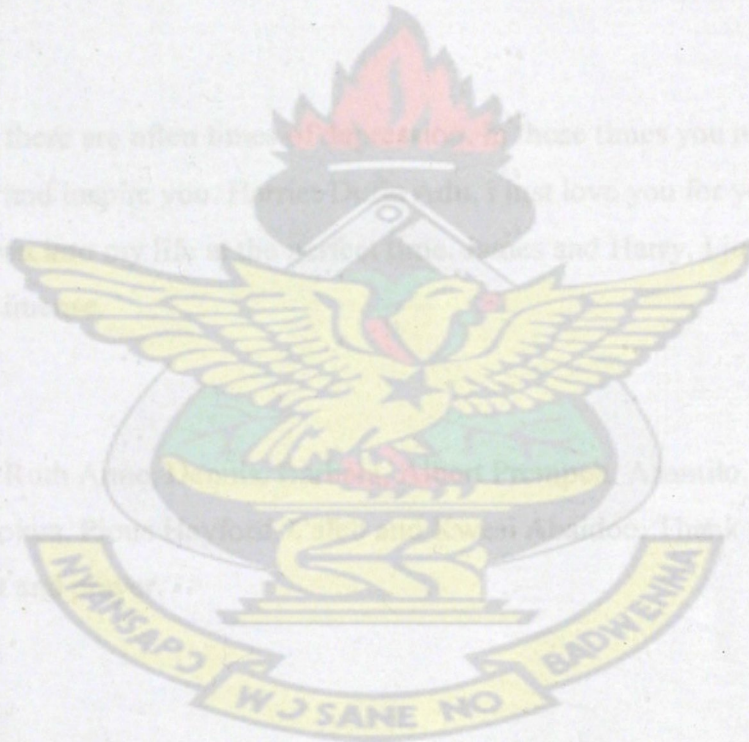
15<sup>th</sup> Sept. 2009  
Date



## DEDICATION

This design thesis is dedicated my parents (Mr. And Mrs. Agyei-Wiredu) for their support and inspiration throughout my educational life. God reward you.

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## ACKNOWLEDGEMENT

First and foremost I will like to express my gratitude to the Almighty God for his grace and mercy for my life and the inspiration to deal with this subject matter.

God does his mighty works through men. Therefore I will like to thank Arch. Ben. G. Odame for his support and objective criticisms throughout the project.

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## INTRODUCTION

## 1.1 PREAMBLE

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## **CHAPTER ONE**

### **INTRODUCTION**

#### **1.1 PREAMBLE**

There is a breeze blowing around Less Developed Countries (LDC) that sees tourism as a panacea for their relatively fragile economies. Development resources such as finance and expertise are needed to increase the economic surplus without which countries in this bracket would be forced to rely solely on international aids to support their development efforts. This is a major reason why tourism has received considerable attention in the economic growth and development strategy of Ghana and thus the government's commitment to this sector since 1980.

The government of Ghana established the ministry of tourism in 1993 to underscore its commitment to tourism and with assistance from the United Nations Development Program (UNDP) and the World Tourism Organization (WTO), has put together a fifteen-year Tourism Development Plan (1996-2010).<sup>1</sup>

Statistics have proven that quite a number of countries in Africa (Eastern and Southern) such as Kenya has tourism as their number one foreign exchange earner. Ghana on the other hand moved up from seventh position in 1985 to eighth in 1998 among the top twenty leading tourism revenue earners in Africa (WTO 1999) and currently at the third position (2009).

The geographical location, topography, flora and fauna, coastline amidst the historical backdrop of Ghana makes tourism in this country a "manner from Heaven" as described by many tourists.

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<sup>1</sup> <http://unpan1.un.org/intradoc/groups/public/documents/IDEP/UNPAN002474.pdf>



A typical example of such attraction sites is the area around the estuary formed by the Essei Lagoon and the Gulf of Guinea.

The Essei Lagoon is located in New Town, a settlement between Ekuasi and the Asemesido Township in Sekondi Takoradi; Western Region. This destination has enormous potential by virtue of its location with respect to the current oil findings at Cape Three Points also in the Western Region. Secondly the estuary presents itself as an attraction for both local and international tourists. Lastly, the vegetation cover of the site makes it ecologically attractive for both sun-lusters and wonder-lusters thus the need for an aqua-front resort for tourists in this destination.

## 1.2 PROBLEM STATEMENT

International tourist arrivals which stood at 92,000 in 1986 increased in volume to 146,000 by 1990. In 1998, the figure shot up to 347,952, that is, a 6.9% increase over the previous year's level of 325,438.

Consequently, the tourism receipts of \$27 million in 1986 increased to \$81 million by 1990, which is thrice the level attained in 1986. The 1998 tourism receipts figure was \$283.3 million. Again, tourist arrivals naturally shot up from 428,533 in 2005 to 497,129 in 2006 recording a 16% growth over the previous years'.<sup>2</sup>

In 2006 tourist arrivals distribution by purpose of visit proved that;

- Conference and study tourists represents .....16% of total arrivals.
- Medicals and others represent .....17%

<sup>2</sup> <http://www.informaworld.com/smpp/content~content=a903377639~db=all>



- Business tourists represent .....22% whilst
- Leisure represents .....45%.<sup>3</sup>

In spite of all these statistics showing the growth and distribution of tourism in the country, it is pathetic to note that most of the tourists destinations identified by a committee set up in 1970 in collaboration with the Ghana Tourist Board to catalogue and classify potential tourism resources are yet still under-developed and untapped.

The various places lack basic infrastructure and amenities that will aid maximize the full potential of their natural attractions. The situation is nothing different from that which is prevalent around the Essei lagoon and its environs. Lodge and guest accommodations are virtually nonexistent for both local and foreign tourists even though the community sits in between two major ports in the twin city (Takoradi harbor and the Sekondi Naval Base) and is linked by a second class tarred road to Takoradi.

This and many more reasons make it viable to design a “**destination**” **aqua-front resort** which is **sustainable** and **ecologically based**. As part of the design task, the resort will showcase the design of various recreational facilities, piers, gardens, shops, and accommodation facilities etc. to facilitate tourism in the area.

<sup>3</sup> *Ghana Tourist Board Directory (GTBD) July 2008-June 2009 edition*





Fig. Picture showing some characteristics and problems related to water frontages in Ghana.

(<http://switchaccra.wordpress.com/2007/05/09/on-the-home-page/accra-houses-near-korle-lagoon/>)



### 1.2.1 DEFINITIONS

**Destination resort** - is a resort that contains, in and of itself, the necessary guest attraction capabilities—that is to say that a destination resort does not need to be near a destination (town, historic site, theme park, or other) to attract its public. Consequently, another characteristic of a destination resort is that it offers food, drink, lodging, sports, entertainment, and shopping within the facility so that guests have no need to leave the facility throughout their stay.

**Aqua-front resort** – is a resort which is primarily located beside a water body. Where the water body is the primary focus for tourists, it may also be called a beach resort, a seaside resort or for the purpose of this study, an aqua-front resort.

**Sustainable** – a facility that is able to be maintained. In recent times, architectural pieces that are not able to make use of readily available materials and also keep itself running are uneconomical and unsustainable.

**Ecologically based** – refers to the careful look at the relationship between living organisms and their interactions with their natural or developed environment. This move is to make sure there is minimal or no harm done to the micro habitat for the wildlife.

### 1.3 CLIENT

Ghana Tourist Board



## 1.4 CLIENT'S BRIEF

A destination resort with;

- Tourist accommodation
- Auditorium
- Restaurant
- Gardens
- Swimming pool
- Laundry
- Play parks
- Parking

## 1.5 FINANCIER

Suncity resorts.

## 1.6 TARGET USERS/ GROUP

Workers in the oil industry, the western region of Ghana, backpackers, (both international tourists and local tourists)



## 1.7 DESIGN OBJECTIVES

The objectives of this study are as follows;

- To design an aqua-front resort which will serve as a one stop location and to climax sightseeing by tourists and also to cause tourists to stay in the neighborhood for a longer duration. This will increase foreign exchange earnings in the community.
- To create an enabling atmosphere and a relaxing environment to compliment the ecology of the site and to psychologically help reduce stress of users.
- To study the way of life of the indigenes of New Town and its surroundings and incorporate them into the design of this resort.
- To bring to life the rich culture of the Western Region and to translate culture into architecture which in itself will advance the indigenous architecture of the area and informally educate tourists on Ghanaian cultures.

## 1.8 SCOPE

- To provide one ultimate experience of **accommodation** and **leisure** for workers of the just discovered oil industry, other foreign and local tourists who visit the Western Region of Ghana and its surroundings
- To develop a resort. This will informally educate tourists about the rich culture of Ghana.
- To also provide **conference** facilities to help create revenue for the resort.
- To create dynamic spaces for **entertainment** and
- To provide **administrative** spaces for the smooth management of the facility.



## CHAPTER TWO

### BACKGROUND INFORMATION, THEORITICAL AND TECHNICAL

#### \* References

- <http://unpan1.un.org/intradoc/groups/public/documents/IDEP/UNPAN002474.pdf>
- <http://www.informaworld.com/smpp/content~content=a903377639~db=all>
- *Ghana Tourist Board Directory (GTBD) July 2008-June 2009 edition*
- <http://switchaccra.wordpress.com/2007/05/09/on-the-home-page/accra-houses-near-korle-lagoon>





## **CHAPTER TWO**

### **BACKGROUND INFORMATION, THEORITICAL AND TECHNICAL FRAMEWORK OF THESIS**

#### **2.1 INTRODUCTION**

The Republic of Ghana extends inland from the Gulf of Guinea on the western ‘bulge’ of Africa, and is bordered by the Atlantic Ocean to the south, Togo to the east, Burkina Faso to the north and La Cote d’Ivoire to the west. It has a surface area of 238,837 sq km with about 540 km of coast line. It is bisected by the Greenwich Meridian and lies entirely within the northern tropics between 4.50N and 110. Most of the country is relatively flat and lies below an altitude of 150m but several peaks in the east rise to above 800m. It has a tropical climate, warm to hot all year through, and can be divided into two broad geographic zones: the south and centre are moist and support a cover of a direr savannah environment.

Ghana has 10 regions namely;

- Greater Accra region
- Eastern region
- Volta region
- Central region
- Western region
- Ashanti region
- Brong-Ahafo region
- Northern region



- Upper East region
- Upper West region

### **Western region**

The Western Region of Ghana is an integrated complex of beautiful safe beaches and African touch beach resorts. It has the largest collection of European trading forts (later used in the slave trade); the highest tropical jungles; numerous mines, picturesque villages and friendly people; and old architectural styles and vivacious festivals. The region's water villages on stilts are amazing to experience. A visitor can charter a local canoe out to the village and actually stay overnight in a guest house on the water.

Other scenic spots in the region include Busua beach, Fort Sebastian, Essei lagoon, Virgin Island etc.

The region is located in the south-western part of Ghana and shares boundaries with the Central, Ashanti, and Brong-Ahafo regions. To the West it shares a border with the republic of Cote D'Ivoire. The region has 192 Km of tropical beaches on the Atlantic Ocean and a tropical climate characterized by moderate temperatures all year round.



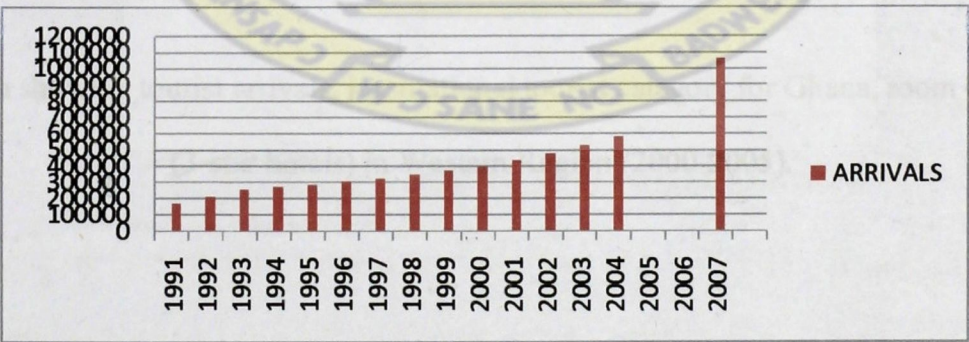
## 2.2 IMPORTANT DEFINITIONS

### Tourism

In 1976, the Tourism Society of England defined it as "Tourism is the temporary, short-term movement of people to destination outside the places where they normally live and work and their activities during the stay at each destination. It includes movements for all purposes."

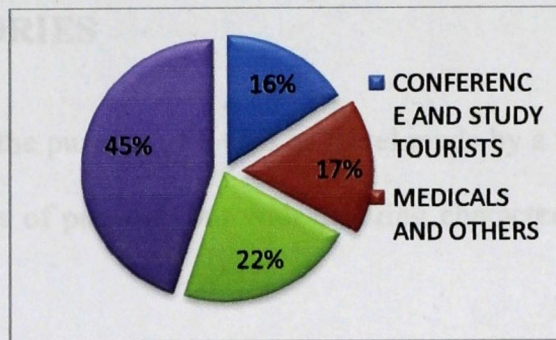
### Resort

A resort is a place used for relaxation or recreation, attracting visitors for holidays or vacations. The term "resort" sometimes is misused to identify a hotel that does not provide the other amenities required of a full resort. However, a hotel is frequently a central feature of a resort. From the Ghana Tourist Board, the international tourist arrivals in the country has increased from 114,000 in 1988 to about 348,000 in 1998 with an annual growth rate of around 20%. International tourist receipts also grew at an annual rate of 41.3% from \$55.3million in 1988 to around \$285,000 in 1998. Since then, tourism has become the third largest foreign exchange generator for the country ranking behind mineral and cocoa export.

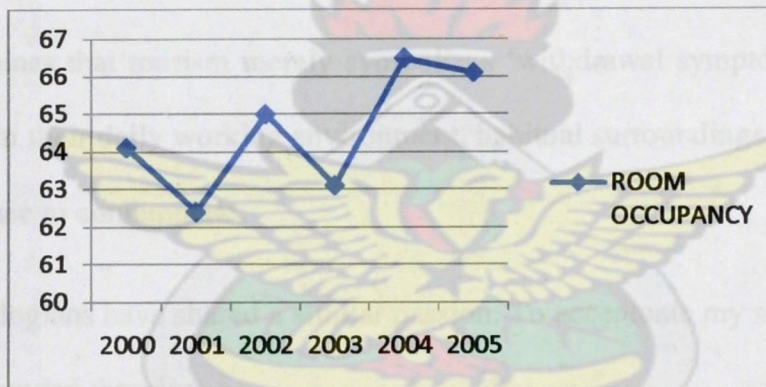


**Tourist arrivals (1991-2007)**





**International tourist category for Ghana**



**Room occupancy for 3-star hotels in Western Region**

**Fig.1 graph showing tourist arrivals, international tourist category for Ghana, room occupancy (3-star hotels) in Western Region (2000-2005).**

<sup>4</sup> Ghana Tourist Board Directory (GTBD) July 2008-June 2009 edition



## 2.3 TOURISM THEORIES

Motivation pinpoints first the purpose of a visit or travel made by a tourist. Although there are a number of identified heads of purpose, but with differing characteristics, the most accepted of these are;

- **holiday** – rest and relaxation including visits to friends and relatives, generally referred to as VFR;
- **Business** – including meetings, conferences and conventions, etc.
- **Other** – including health, study, sports, religious pilgrimages, etc.

Edward Barnet opines that tourism merely symbolizes ‘withdrawal symptom’, whereby people seek to escape from their daily working environment, habitual surroundings, or just be alone in a quiet, inspiring place to contemplate.

Most tourism theologians have shared a similar passion. To accentuate my study, I shall consider four of such propounded theories.

### 2.3.1 Lundberg’s View

Lundberg (1972) feels that the current studies on pleasure travel are not based on the well-established hypothesis of human motivation especially because of the absence of any evidence of the existence of such a theory. He explains that “the urge to travel and vacation is touched off by instinctual needs present in all mankind. Overlaid upon these basic needs are those learned or culturally determined activities varying from culture to culture within a society which give rise to the movement of millions of people within and around the world each year”. As stated by him,



there are lots of answers to the proposition as to why people travel. These answers being psychological and sociological depend upon the individual and his cultural conditions. In the process, Wahab (1975) has enumerated two sets of irrational (personal motivations) and rational factors, which influence tourist demand. Lundberg has catalogued the various motivations, considered to be most important in stimulation people to travel, under different heads based on observation and reflection. These are;

### 1. Education and cultural motives

- to see how people in other countries live, work and play
- to see particular sites
- gain a better understanding of what goes on in the news,
- To attend special events.

### 2. Relaxation and pleasure

- To get away from everyday routine.
- To have good time
- To achieve some sort of sexual or romantic experience.

### 3. ethnic

- to visit places one's family came from
- To visit places one's family or friends have gone to.

### 4. other

- weather(e.g. To avoid winter)
- Health (sun, dry climate etc.)
- sports (to swim, ski, fish or sail)



- economy (inexpensive living)
- adventure (new areas, people, experiences)
- conformity (keeping up with Joneses)
- one-upmanship
- participate in history (ancient temples, castles, and ruins, current history)
- sociological motives (get to know the world)

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### 2.3.2 McIntosh's Categorization

In McIntosh's view (1972), the basic travel motivators can be broadly categorized under the following four heads:

1. **Physical motivators** are mainly concerned with physical condition and mental health of the potential visitors with a characteristic feature in the sense that these facilitate release of stress and strains through physical activities. That is, such motivators are related to the individual's bodily, physical, rest and relaxation, and sporting activities. These include leisure, recreation and entertainment; rest and relaxation; sports participation; use of health spas and curative baths etc.
2. **Cultural motivators** imply motivations like inquisitiveness, anxiety and curiosity to learn about social classes, habits and customs, and lifestyles of other areas. Alternatively, these are mainly concerned with informative and cultural factors such as the desire to learn and know about people of other countries, their artistic and cultural heritage. These mostly include knowledge of living patterns, gaits and festivals, music and art, architecture, cuisine, and religion.



3. **Interpersonal motivators** are identified with the individual's ethnic and family ties or simply to escape from the routine of customary life and its compulsions and pressures. These are basically subjective in nature and imply an escape from routine activities and environment, visiting friends and relatives, a lust to meet new people, or making new friendship.

4. **Status-cum-prestige motivators** are identified related to egocentric needs and individual development. These involve the desire and longing of the individual for seeking knowledge, personal development, pursuit of pastime, or development of professional interests. For instance, the longing for recognition, appreciation, attention, good reputation, and knowledge can be satisfied through tourism activities related to business, conventions, pursuit of hobbies and education.

### 2.3.3 **Gray's interpretation**

As maintained by Gray (1970), one can ascribe two vital and well-defined purposes for pleasure travel: Wanderlust and Sunlust. He goes on to define wanderlust as "that basic trait in human nature which causes some individuals to want to leave things with which they are familiar and to go and see at first hand different existing cultures and places, or the relics of past cultures in places famous for their historical associations, ruins and monuments. The desire to travel may not be a permanent one, but merely a desire to exchange temporarily the known, work-a-day thing of home for something which is exotic". Sunlust, by and large focusing on the



attractiveness and pull of the sun, sand and sea, in contrast, “generates a special type of travel which depends upon the existence elsewhere of different or better amenities for a specific purpose than are available locally”. These two types of travel differ critically in terms of the degree to which they are likely to be international (as opposed to domestic), and the nature of travel facilities needed the destination. Gray further elaborates that wanderlust may be expected to be primarily international in character than Sunlust travel. Of course, there are some possibilities of domestic wanderlust travel in case of a large country with widely different geographic characteristics in different parts of the country, distinct kinds of lives and the convenience of cultural diversity. However, Sunlust travel can be comparably more international when the country of domicile is fairly small.

The characteristic features of wanderlust and Sunlust travel are quite dissimilar which may be outlined as follows:

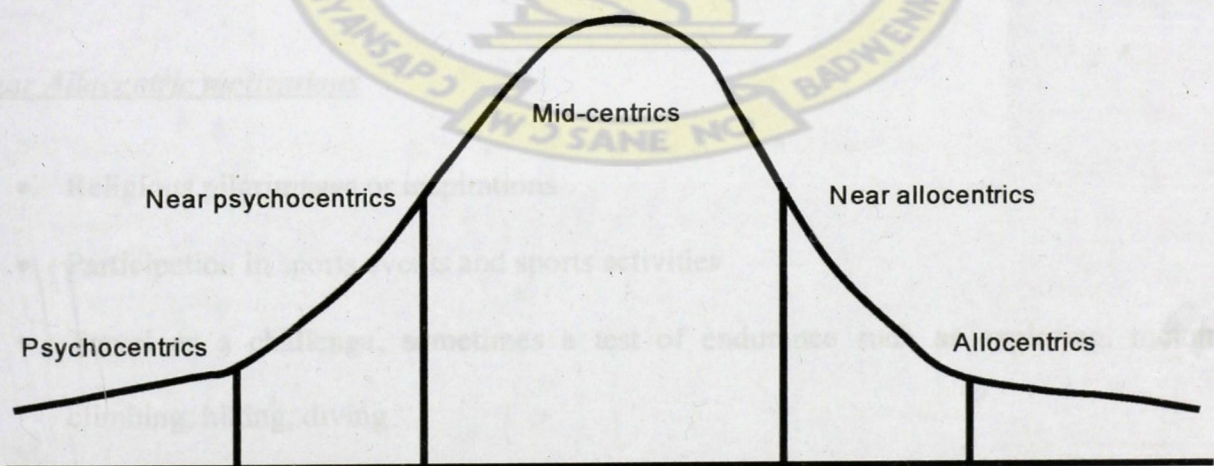
The visit called wanderlust is meant to be neither relaxing nor lively but seemingly enlightening. It is generally multi – country and for the travelers, these are mainly the physical and

Man– made attractions that are of high import rather than the natural attractions like climate. The travelers are ever looking for something unfamiliar i.e. different cultures, institutions, cuisines, etc. wanderlust result in relatively more international travel and tourist business. While in Sunlust travel, the travel pattern is single destination pattern. Such a travel is intended to be either relaxing and restful or very active. The major consideration is climate and the Sunlust travelers largely seek familiar environment (domestic amenities and accommodation) and travel is of little weight once at the destination. Contrary to wanderlust, Sunlust relate to somewhat more domestic travel and holiday resort business.



#### **2.3.4 Plog's psychographic classification of tourist and travel motivation**

Tourism is an intangible product that is the business of selling dreams by the providers of tourist services and purchasing experience by the tourists. Since the goods and service provided to the tourists are really input to the process of providing the experience, demand for these is derived from demand for tourism as a whole. In view of the enlarging spatial and characteristic diversity among destination, it becomes all the more significant and rather imperative to classify destinations so as to understand clearly the notions of tourism psychology and travel motivation. Again, tourists are no more homogeneous than destination and as experiences are basically of a psychic nature, motivations for travel need to be considered by classifying people according to psychographic types. Plog classified the American population along a psychographic continuum-ranging from the psychocentric at one extreme to the Allocentric at the other and most falling in the mid-centric class in the middle.



Population Distribution by Psychographic Type



The term “psychocentric” is derived from psyche or self-centered, meaning preoccupied with oneself or one’s own affairs i.e., centering of one’s thought or concerns on the small problem areas of one’s life. Allocentric, on the other hand, has its origin in the core word “allo”, meaning, “varied in form”. An allocentric person, thus, is sociable, informal and self-confident. He is characterized by considerable degree of adventure and an enthusiasm to get as far as an experiment with life. For the allocentric, travel is a means to express inquisitiveness and satisfy curiosity. By virtue of intensive study, Plog further revealed an interesting phenomenon.

#### **Allocentric motivations**

- Education and cultural motives – learning and increased ability for appreciation, scientific or purposeful, trips with experts leaders.
- Study of genealogy
- Search for the exotic – Hawaii, Polynesia, Japan, Thailand, etc.
- Satisfaction and sense of power and freedom-anonymity, flying, control, sea travel, fast trains.
- Gambling

#### **Near Allocentric motivations**

- Religious pilgrimages or inspirations
- Participation in sports events and sports activities
- Travel as a challenge, sometimes a test of endurance such as exploring, mountain climbing, hiking, diving
- Business travel, conferences, meetings, conventions
- Theater tours, special entertainment



- A chance to try a new life-style

### Midcentric motivations

- Relaxation and pleasure – just plain fun and enjoyment
- Satisfying personal contact with friends and relatives
- Health – change in climate, sunshine, spas, medical treatment
- The need for a change for a period of time
- An opportunity to escape from life's problems
- The real or imagined glamour of the destination
- Appreciation of beauty – national and state parks forests, lakes, wilderness areas, canoe trips, ocean shores
- Sensual indulgence – food, comfort, luxuries for the body, romance, sexual enjoyment, rest, relaxation
- Shopping
- Joys of transportation – cruise ships, gourmet meals, buffet, comfortable trains, buses, airplanes, autos
- Pleasure of pre-and-post-travel – planning the trip, anticipation, learning, dreaming; then showing pictures and describing the trip after completion
- Family or personal matters

### Near – psychocentric and Psychocentric motivations



- Ego enhancement, quest for status
- Travel for acceptance, to be comfortable socially
- Travel as a cultural norm – paid vacations required by law
- Visit to places seen or read about in the news
- Visit to amusement parks

## 2.4 BENEFITS OF TOURISM

- **societal profit**

Tourism has the full potential of promoting social development through the creation of employment, poverty alleviation, and income redistribution.

- **Direct investment**

A report released by the World investment has proved tourism to be the single sector which is capable of attracting direct investment in Africa.

- **Environmentally friendly**

Tourism is the only sector that uses the natural environment as a backbone for its existence and survival.

- **Society upgrade**

Every project is executed on a land which forms a part of a macro community and thus have a major impact on the society, community and lives. Such developmental projects also result



in the creation of jobs, community services and facilities upgrade such as roads, hospital, schools etc.

- **Whip up of culture**

This boosts the preservation and transmission of culture and historical traditions for sustainability and preservation.

- **Civic involvement**

The financial, natural and cultural values of a site to be developed are made clear to the local authorities. In this way they are able to preserve these sites well knowing the value of the site.

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## **2.5 BRIEF HISTORY OF SEKONDI-TAKORADI**

Sekondi-Takoradi originally consisted of two distinct towns, Sekondi and Takoradi with Sekondi the larger of the two. Sekondi served neighborhood rich in gold. It grew rapidly especially after 1900 and became the coastal terminus of the initial railway in the country which was built to pass through the rich gold mining areas of Tarkwa and Obuasi to the Ashanti capital of Kumasi. Its surf port was improved to enable it handle a greater volume of trade. Sekondi also became a major educational centre and the seat of the regional commissioner for the Western Region. All these developments meant more opportunities for employment. The town's population grew from about 17,000 to about 26,500. There was also a major outward and inward spread of the town from where it began on the higher ground that ends in a cliff at the beach.



Takoradi had not seen tremendous development until the 1920's when preparations for the building of the harbor. The government of the time took it upon itself to carefully plan the city to avoid and control growth due to influx of people seeking employment from the management of the harbor. The city became an attractive town offering many opportunities for employment, and it saw an increase in population from a little over 5,000 in 1931 to about 17,000 in 1948. The town has spread in an orderly manner beyond its original limits, especially in the direction of Sekondi. Today, buildings like practically the whole length of the street linking Takoradi to Sekondi and the two towns have merged into a single town, Sekondi-Takoradi.<sup>5</sup>

## 2.6 ATTRACTIONS AND TOURISM POTENTIALS IN SEKONDI

From far and near, people travel to Sekondi because of its numerous attractions and to have a feel of Ghanaian hospitality. The city has some attractive places as far as tourism is concerned. Some of these attractions include;

- **Forts**

Sekondi has two of the three forts in the metropolis; Fort Orange and Fort George. Fort Orange, built in 1640 has a panoramic view, overlooking the Naval Base as well as a major fishing harbor. It is currently being used as a worshipping premise for Lighthouse International Church.

Fort Sebastian which is located in Shama overlooks the estuary formed by the Pra River where this river enters the sea.

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<sup>5</sup> <http://www.encyclopedia.com/doc/1E1-SekondiT.html>



As the name suggests, the European town was formerly the residential area for émigrés and is now a key historical and tourist attraction.

- **Culture and festivity**

Ghana has a lot of festival; Kundum is a major festival celebrated by the Ahantas in the Sekondi Takoradi metropolis. Between July and August annually, it is organized to celebrate the harvest and abundance of food and also for indigenes and communities to strengthen their mutual bond for peace, development and stability. It is the only time the chiefs' dress in their full regalia.

- **Other places of interest**

Busua Beach Resort, Nzulezu (a village on a water body), the Ankasa and Bia Forest Reserves all in the Western Region of Ghana, are some destinations with interesting attractions to behold. The Monkey Hill Groove (ideal for monkey watching and birds viewing), the Whin River( Estuary in Takoradi, the Sekondi Essei Lagoon and the Pra River are some natural tourist destinations which are yet untapped and underdeveloped.



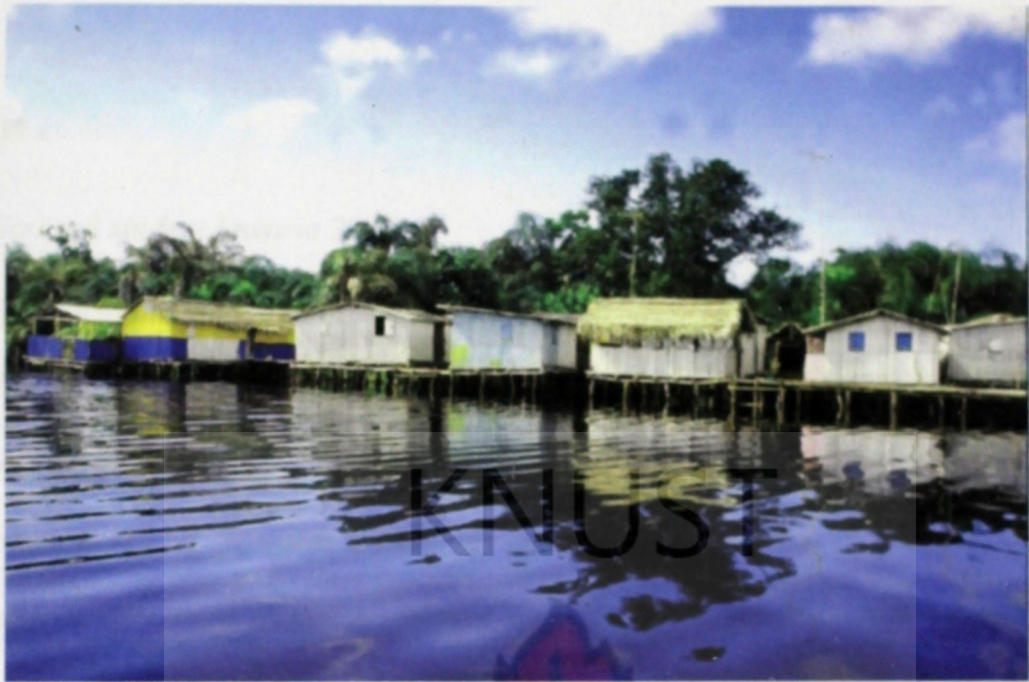


Picture of Busua beach in the Western region



Picture of Whin lagoon (Virgin Island)





A shot of Nzulezu home stay



Fort Sebastian



## CHAPTER THREE

### RESEARCH METHODOLOGY

#### \*References

- Microsoft student Encarta 2008
- <http://www.touringghana.com/facts.asp>
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## **CHAPTER THREE**

### **RESEARCH METHODOLOGY**

#### **3.1 INTRODUCTION**

To achieve a valid and authentic research of this caliber, some basic research methodology procedures must be adhered to. These are:

##### **3.1.1 Primary sources of data**

- **Interviews:**

Different people have different views as pertain to a specific subject matter and for best and minimal sample space, views from different stake holders must be considered in a research of this nature.

To achieve the above statement, interviews were conducted among the staff at Coconut Groove Resort, Labadi Beach Resort, Busua Beach Resort. The interview took the form of services, patronage, basic facility requirement.

- **Visual survey and observation of the site and existing settlement to identify limitations and prospects.**

a thorough excursion was conducted on the various resorts undertaken to access the quality of machinery and the staff strength of these resorts.

##### **3.1.2 Secondary sources of data**

- Internet Search
- journals and



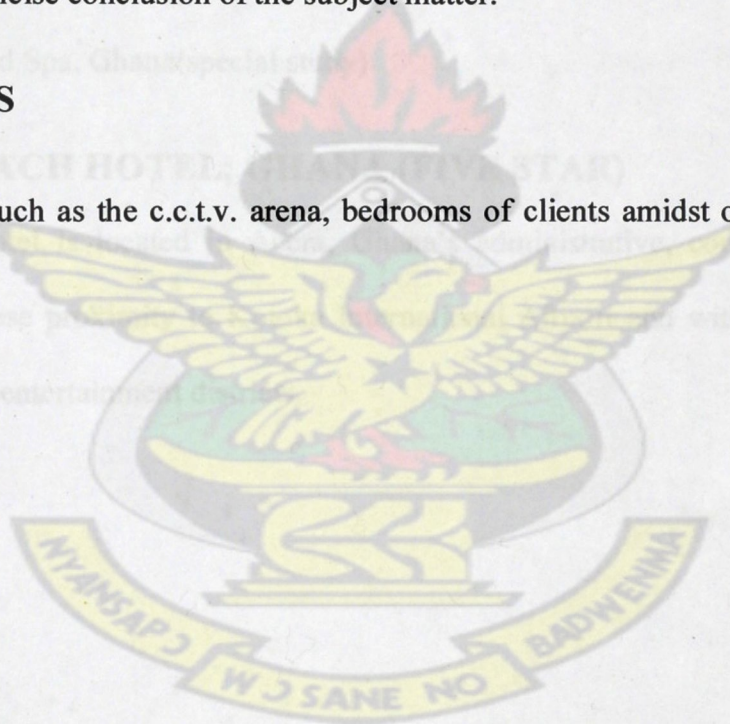
- books. Also information from both local and foreign sources.
- Literature Reviews
- Photographic Recordings
- Case, Precedence and Special studies

## 3.2 METHOD OF DATA ANALYSIS

Statistical tools such as percentages were used to compile, arrange and interpret the collected data for precise and concise conclusion of the subject matter.

## 3.3 LIMITATIONS

Some security zones such as the c.c.t.v. arena, bedrooms of clients amidst others were a little difficult to get to.





### 3.4 CASE STUDIES

Because the successful design, execution and completion of a project are the ecstasy of every designer, it is important to study standards and existing cases of waterfront resorts, hotels and destinations. The main case studies I undertook include;

- Labadi beach hotel; Ghana
- Busua beach resort, Ghana
- Suncity resort, South Africa
- Holy Trinity and Spa, Ghana(special study)

#### 3.4.1 LABADI BEACH HOTEL; GHANA (FIVE STAR)

The Labadi Beach Hotel is located in Accra, Ghana's administrative, communications, and economic centre in close proximity to Kotoka International Airport and within the vicinity of business, financial and entertainment districts.

The hotel has;

- 4 Crown Suites
- 45 Twins
- 53 Doubles
- 2 Paraplegic Room

All 104 spacious rooms offer a private bathroom, air conditioning and ceiling fan, mini bar, balcony, direct dial telephone, hairdryer, colour TV with 15 satellite channels, tea/coffee making facilities, as well as in-room safes.



## **Dining and Drinks**

### **the “Ristorante Primavera”**

Accra's most sought after venue for business, entertaining and special occasions. Beautifully designed, this elegant restaurant offers a tantalizing Italian menu.

### **The Akwaaba Restaurant**

Open all day and serves a full English breakfast as well as an extensive buffet for both lunch and dinner with a distinct Ghanaian influence.

### **The Terrace Bar**

Overlooking the swimming pool and is very much a casual, al Fresco venue ideal for a lunch time break or soothing sundowner.

## **Amenities & services**

- 24 hours room service
- 2 bars
- 2 restaurants
- Curio and Gift Shop
- Business Centre offering Secretarial, Fax and Internet services
- Same Day Laundry and Dry-Cleaning service
- Unisex Hairdressing Salon
- Bureau de Change
- On site nurse



- 24 Hour Security
- Safe Deposit Boxes
- Parking for 200 vehicles
- Car Hire Desk
- Travel Agent
- Large Terraced Swimming Pool with adjacent children's pool and fountain
- Health Club offering a fully equipped Gymnasium, Sauna and Massage facilities
- Volleyball Court
- Two floodlit Tennis Courts
- Table Tennis
- Beach frontage



Fig A view of the pool area

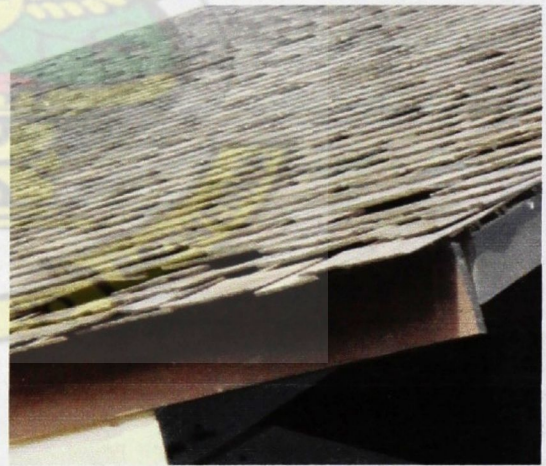


Fig close up shot of timber shingle roofing material





Fig A view of the entire facility



Fig picture of family room

### Architectural character

- extensive use of timber
- integration of flora species
- timber shingles
- bamboo furniture
- use of tiles and stones for flooring
- international and tropical architectural styles<sup>6</sup>

<sup>6</sup> <http://www.ghanaweb.com/GhanaHomePage/tourism/hotel.php?ID=74>



### 3.4.2 BUSUA BEACH RESORT; GHANA (THREE STAR)



Fig A view from entrance of facility

Fig picture of pool area

The Busua Beach Resort is a nature lovers dream come true. Located on the shore of the Atlantic Ocean in the Western Region of Ghana, The Busua Resort is about halfway between Abidjan, the capital of Cote d'Ivoire, and Accra, the capital of Ghana. Busua is in the very heart of the region's attractions, both natural and manmade. Busua Beach Resort is located 45 kms west of the port city of Takoradi in Ghana's Western Region, a five hour drive by car from Accra.

#### Accommodation

Busua Beach Resort has five categories of rooms:

- Suites,
- Ocean View Double,
- Ocean View Single,
- Beach Front Twin and



- Budget accommodation with fan or AC.

All standard rooms and suites are air-conditioned with private bath and television. Two satellite dishes feature up to 10 channels. Busua has its own stand-by generators to ensure an uninterrupted supply of electricity. All rooms are few feet from the sea.

With 26 double rooms, 22 twin rooms and two suites in chalet style, featuring a choice of Beach Front or Ocean View locations, all rooms and chalet suites contain private or shared kitchenettes. All rooms have direct dial phones.

The Chalets have kitchenettes in each suite and are set in beautifully landscaped gardens.

The facility has two gift shops

### **Amenities & services**

- Business and Conference Facilities enough to host up to 250 people
- Banquets of 250 and over by using outdoor terrace area
- Smaller meeting rooms ideal for groups of from 10 to 40

All meeting rooms are equipped with Audio-Visual systems, including audio systems, microphones, slide and overhead projectors.<sup>7</sup>

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<sup>7</sup> [www.ghanahotels.us/ghana-hotels/Busua-Beach-Resort/301](http://www.ghanahotels.us/ghana-hotels/Busua-Beach-Resort/301)



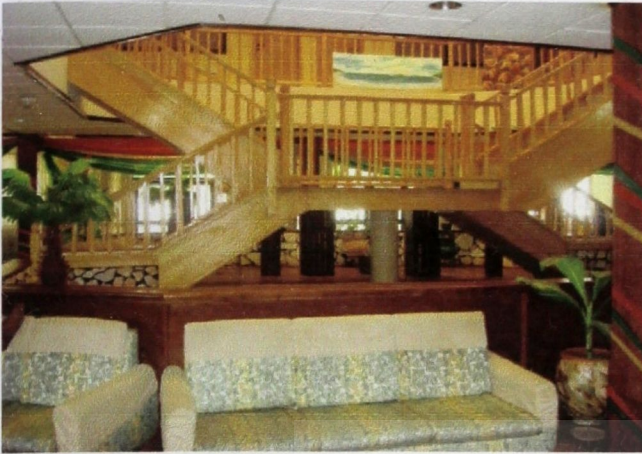


Fig A view of the entrance lounge

Fig picture showing the bar

### 3.4.3 SUNCITY RESORT; SOUTH AFRICA

The Suncity Resort in South Africa provides entertainment for everyone! It dazzles visitors with its glamorous casinos, gourmet restaurants, extensive sports facilities and star-studded spectacles.

The full variety of entertainment on offer ranges from;

Slots to safaris

Theatre extravaganza to a games arcade for children

Horse riding to golf

The Valley of Waves to the Lost City...

Whatever it is you're looking for, you'll find it at Sun City in South Africa<sup>8</sup>

<sup>8</sup> <http://www.sun-city-south-africa.go2africa.com/facilities.asp>





Fig A view of the valley of the waves

Fig picture showing the Cabanas

#### 3.4.4 HOLY TRINITY AND SPA; GHANA

It is a destination and medical spa offering various services including Scientific Relaxation and Rejuvenation, Vacationing, Honeymoon, Luxury pampering, Stress Management, Beauty Therapy, professional Counseling, Adventure, Detoxification, Alternative Therapies, Holistic Health, Diet and Nutrition, Convalescing Home, Weight Management, Fitness Conditioning, Health Promotion and Christian Based Retreat. Clients reserve services in advance, come, and stay for number of days or weeks at the SPA & Health Farm. The concept of Health Farm and SPAs conform to the Definition of Health by the World Health Organization (W.H.O) as a state



of Physical, Emotional, Social, Mental, Psychological and Spiritual well-being and not only the absence of diseases.<sup>9</sup>



Fig A view of the accommodation facilities



Fig A view into the restaurant

<sup>9</sup> <http://www.holytrinityspa.com/index.php>





Fig shot of the pool area

#### **\* References**

- <http://www.ghanaweb.com/GhanaHomePage/tourism/hotel.php?ID=74>
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- <http://www.holytrinityspa.com/index.php>



## **CHAPTER FOUR**

### **4.1 RESEARCH FINDINGS AND DISCUSSIONS**

#### **4.1.1 DESIGN CONSIDERATION FOR HOTELS AND RESORTS**

### **4.2 HOTELS AND RESORTS**

Hotels may be described by 4 major Parameters:

- Locations: City centre, Resort, Airport, Motel.
- Standard of Quality: Grading system denoted by star, crowns, diamond etc.
- Operation as a Chain: Large hotel chains or group companies e.g. Nikko hotels, Meridian hotels, Golden Tulip hotels, Novotel hotels etc.
- Extent of Specialization: Resort hotels, Convention hotels, Spa hotels, Casino hotels.

#### **4.2.1 TYPE OF HOTELS**

- MID-RANGE HOTELS: Commercial hotels in suburban areas near Airports, Ferry ports and Towns.
- HIGH-GRADE HOTELS: City Centre hotels
- BUDGET HOTELS: For transient users
- RESORT HOTELS: Mixed development resorts, vacation villages etc.
- SUITE HOTELS: Condominiums and serviced apartments.
- BEACH RESORTS: Most resort hotels are based on the leisure attractions of water both as a visual setting and recreational amenity.



## 4.2.2 LOCATIONAL BENCHMARKS

- The hotel site may front beaches, lagoons or lakes directly or provide elevated views with convenient access to the waterfront activities.
- Resort hotels are often subject to planning and regulatory controls and other zoning requirement:
- Setbacks from the beach front are often 60 to 80 meters.
- Restrictions on building height and density to protect the environment and other views, hotels may be integrated into backyard with appropriate landscaping. Example axim beach resort.

## 4.2.3 PLANNING

- Resort hotels often need to be large for effective marketing and to finance extensive recreational provision.
- Often 300 – 400 rooms are common for major developments and 200 – 300 rooms for more exclusive luxury hotels.
- In addition to the main hotel building the development may include supplementary accommodation in the form of executive lanai suites, individual villas or village- style developments to provide alternative choice for long stay or family visitors.
- Smaller-scale units can be integrated into the grounds, associated with particular recreational interests (golf, riding, and fishing) and constructed to traditional design.
- Site areas are usually extensive to allow for recreational needs and landscaping.



- Orientation of the guestrooms wings perpendicular to the sea or lake is most efficient to allow rooms on each side of a double loaded corridor to enjoy 90 degree views.
- Future phases of extension and infrastructure requirements need to be incorporated at the initial planning stage.

#### **4.2.4 ROOM FACILITIES**

- The guestrooms in a resort hotel need to be large allowing for vacation (1-2 weeks or more) and convention (4-7 days) user requirements.
- Extensive wardrobe and luggage storage must be provided with adequate day space as well as sleeping areas
- Balconies are an advantage and must be at least 1.5m (5ft) wide for two sets of loungers and chairs plus a table
- Rooms are normally planned for twin beds with proportion of double bedrooms and family room combinations.

#### **4.2.5 PUBLIC FACILITIES**

- In resort areas the lobby serves as a focus for information, assembly and relaxation.
- Shops may form part of lobby or arcade outside the main building.
- restaurants and lounges are more extensive to provide for the high coincidence of demand at breakfast and evening meals

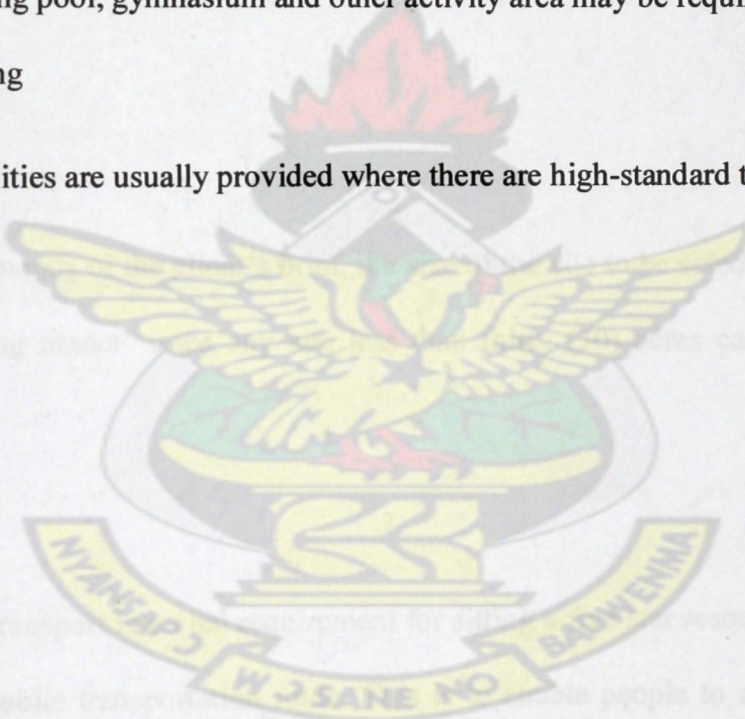


- The lounge, bar and traditional areas may be adjacent to allow extension for entertainment events.

- The main restaurant is often subdivided to create more personal space and offer variety of choice which open up into the pool bar, café-bar and barbecue area.

#### 4.2.6 RECREATIONAL FACILITIES

- Recreational facility must be sited externally in landscaped grounds.
- Indoor swimming pool, gymnasium and other activity area may be required for extended season marketing
- Clubhouse facilities are usually provided where there are high-standard tennis courts and golf courses.





## SITE STUDIES

### 4.3 SITE SELECTION BENCHMARKS

#### Location

In sitting a project, one of the primary considerations is location since projects of this magnitude and characteristics demand certain basic infrastructure and services. Also because this project seeks to help people release stress, be entertained, reflect etc, it needs to be in a reserved, natural and serene location; and this will be one major benchmark in the selection and location of the project.

#### Size

Due to the intricate demands of the client's brief, the size of the site to be selected will form part of the 'decision making marks' since any site less than thirty (30) acres cannot support this specification.

#### Access

Easy access to public transport is a vital requirement for sitting a five star resort. The site should have access to good public transportation route. This is to enable people to access the site by both public and private transports.

On the basis of the above mentioned benchmarks, two sites were considered within the western region;

- Essei lagoon in Sekondi
- Virgin island in Takoradi





Fig. Map of Sekondi - Takoradi

Both sites have the potential of being developed as a destination resort. I make this submission based on their physical environmental conditions, climate, vegetation, hydrology, geology and relief. Since both sites are in one geographical location, they naturally share certain qualities. Nevertheless, one was preferred over the other.

After a careful survey, it became palpably clear that the virgin island site would be experience immense sound pollution all year long due to the location of the main Takoradi Airport runway. Since noise will not be a compliment but rather “tear” the rationale of this development apart, it was advised that the Virgin Island site be abandoned and hence a look at the Essei Lagoon site in Sekondi which is in an outskirts.



The whole idea of the Essei Lagoon site not being in the Central Business District or even close gives it an urge over the earlier mentioned Virgin Island.

#### 4.4 ESSEI LAGOON

**Location** The Essei Lagoon is located in New Town, a settlement between Ekuasi and the Asemesido Township in Sekondi Takoradi; Western Region.

**Characteristic** This destination has enormous potential by virtue of its location with respect to the current oil findings at Cape Three Points also in the Western Region. Secondly the estuary presents itself as an attraction for both local and international tourists. Lastly, the vegetation cover (flora and fauna) of the site makes it ecologically attractive for both sun-luster's and wonder-luster's thus the need for an aqua-front resort for tourists in this destination.

The site covers an area of approximately 64 acres.

##### **Merits**

- Protection against the dangerous surf of the ocean
- Free from pollution of water body, sea and other sources of pollution (sound etc.)
- Quality of beach and lagoon in terms of width, sandy shore etc.
- Quality ecology and vegetation cover on site.
- view to the beach and lagoon
- Quality access to and from the site from all areas.
- Presence of services (water, telephone, electricity etc.)
- conducive climatic condition



## Demerits

- loose soil structure

## 4.5 SITE INVENTORY

### 4.5.1 Periphery

The site shares its eastern boundary with the Edward Acquah road which is a branch road, off the main Sekondi-Takoradi road towards the Gyandu Stadium and residential settlements. On the western side, it is bounded by the New Town Road, the Aggrey Memorial Basic School, the Musama Disco Christo Church, a few squatter shops and a plateau and a conical hill further west. The northern end of the site is bounded by an unbuilt residential, commercial facilities and the Adiembra Road further north. The Essei lagoon runs through the site and joins the Gulf of Guinea on the southern boundary of the site.



Fig. Picture showing the Gyandu park



Fig. Picture showing Aggrey Memo. School



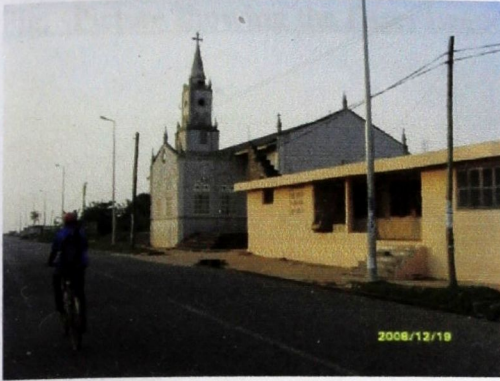


Fig. Musama Disco Christo Church



Fig. Picture of Sekondi sub-metro district council

#### **4.5.2 Physical environment**

Essei lagoon and its embankment is a spot of striking scenic beauty. The sea blue colour of the lagoon, pockets of grass and the light brown colour of the soil amidst the thick green vegetation evoke a feeling of “an ultimate experience with nature”. Coconut trees to the south of the site create a form of avenue which adds up to the beauty and style of the entire site.

On a clear and sunny day, it commands one long panoramic sweep, from the Beach road especially, a view embracing the plateau and the conical hill in the background, adorned with thick vegetation along the slopes.





Fig. Picture showing the Essei Lagoon

Fig. Picture showing a thick belt of vegetation

#### **4.5.3 Climatic features**

Basically, the site is within the Southwestern equatorial climate with monthly mean temperature of about 26 - 29 degrees Celsius. The mean sunshine is about 7 hours a day for most parts of the year which makes the site good for sunlusters. Relative humidity is quite high with a maximum of about 96% and a minimum of 62 %. These figures however drop low during the harmattan season. Rainfall is high with an average of about 1600mm. the rainfall variability bears close resemblance to conditions in the south western equatorial climate. Enervating conditions produce locally by the combination of high temperatures and high humidifies are moderated by land and sea breeze from the adjourning sea and the presence of the lagoon.

Wide overhangs will help reduce the amount of solar ingress and continually help maintain some level of coolness and low ambience levels in the rooms. Thorough cross ventilation would be catered for to enhance thermal comfort of occupants.

#### **4.5.4 Vegetation**

The site is predominated by mangrove vegetation. This is apparently due to the presence of the lagoon. Long stretches of coconut trees, some of which are in clusters can be found along some parts of the boundary of the site interspersed with a few plantain and almond trees.

#### **4.5.5 Geology**

There is the presence of pebbly sandstone with some pockets of shale and mudstone. The soil is predominantly ochrosols.



#### **4.5.6 Relief**

Sekondi- Takoradi as a whole, which falls within the coastal plains, has an average height of 3000mm above sea level. The site is low lying and slopes gently (almost negligible) towards the sea.

The site lies in the lower region of Sekondi (between 63800 and 9500 feet), with a gentle slope towards the south which is the lowest point on site. A north-south cross section through the site reveals a gentle slope of about 1:150.

#### **4.5.7 Hydrology**

The site as mentioned earlier is drained in the middle by the Essei lagoon. The lagoon has an intermittent flow but does not dry up to the high rainfall throughout the year. On the southern end lies the sea, which the lagoon joins. The lagoon help maintain some level of coolness.



**Fig. Base map of the Essei Lagoon site**





Fig. Site plan of the Essei Lagoon site







Fig. Site condition and analysis



## 4.6 SITE APPRAISAL

As earlier mentioned, access would be from the New Town road which will features such as extensive lighting, zebra crossing, street furniture, avenue trees etc.

Due to the loose nature of the soil structure on the site, about 600mm top soil will be removed. The removed top soil will help in the creation of the kids' adventure mountain in the recreational hub of the design.

About 80% of the total vegetation shall be maintained to keep the in shape and also agree to Environmental Protection Agency regulations for water-front resorts.

Orientation of the buildings will be a major consideration since the structure must "breathe" to allow for the level of comfort required of a five star resort.

The whole project shall be developed as the first of three phases. The second phase will be an extensive recreational city and a golf course and the third phase will be a "community based phase" thus improving on living standards of the squatter settlement North-west of the site.



## CHAPTER FIVE

### PLANNING AND DESIGN

#### 5.1 BRIEF DEVELOPMENT AND ACCOMMODATION SCHEDULE

reception			jungle island	
space	no. of people	area (m sq)	space	area (m sq)
lounge	30	215	jungle bar	313
front office	20	186.5	viewing lounge	39
gift shop	15	15.7	curio	26.7
resort security	4	17.6	gift shop	45
luggage room	--	15.7	ice cream bar (35)	64
forex bureaux	10	25	restaurant /kitchen (85)	283
administration	30	200		
lobby bar	84	313	multi-purpose auditorium	
aquarium restaurant	190	400		
aquarium bar	20	87	space	area (m sq)
live band stage	--	214	lobby	81.3
kitchen	--	216	auditorium	295
conference /	250	508	back stage	48.5
banqueting halls				
laundry	15	247		
service parking	20	553.5		
accommodation			health club	
space	area (m sq)		space	area (m sq)
executive suites	135		lounge	85
family deluxe suites	93.5		sauna	33
standard king rooms	54.5		massaging/ rest room	27
standard rooms	44		changing rooms	40
budget rooms	17.5		plunge pool	18
			gymnasium	51
			acrobic center	51
			outdoor pool	171
leisure / ent.			ancillaries	
space	area (m sq)		space	area (m sq)
sandy beach	--		plant and equipment room	402.6
tennis courts (2)	1473		reservoir bay	415
beach volley (1)	312		pump room	26
water cascades	--		parking (150)	7228
water garden	1210			
boat cruise pavilion	138			
barbecue stand	66			
viewing platform	--			



## 5.2 DESIGN PHILOSOPHY

My design philosophy is “**un eprover fondamental avec l'eau**”. That is to say “an ultimate experience with water”. This is a caption I am using in unison with **Gray's classification** of tourists around the globe (**Sunlust and wanderlust**).

As maintained by Gray (1970), one can ascribe two well-defined purposes for pleasure travel: Wanderlust and Sunlust.

Wanderlust - is that basic trait in human nature which causes people to leave familiar grounds, to go and see different existing cultures and places.

Sunlust - by and large focuses on the attractiveness and pull of the sun, sand and the sea. It generates a special type of travel which depends on the existence elsewhere of different amenities for a specific purpose.

Wanderlust is neither relaxing nor lively but seemingly enlightening. Sunlust travel is intended to be either relaxing and restful or very active. It relates to domestic travel and holiday resort business.



### 5.3 DESIGN CONCEPT

To achieve my design philosophy, I adopted the post modernist concept of design which connotes a break with the canons of **International Style Modernism**.

Functionalism and emphasis on the expression of structure are rejected in favor of a greater freedom of design, including Classical historic imagery. This leads to a new interplay of contemporary forms and materials with frequent historic allusions, often ironic, as, for example, in the use of non-supporting Classical columns and medieval arches.

Post-Modern architecture also accepts the manifestations of commercial mass culture, such as bright colors, neon lights, and advertising signs.

In light of this architectural style, features such as;

- wide openings for views
- aqua therapy
- offshore /amphibious structures
- minimal offset from water body
- water recreation
- open plans systems
- embellishment and façade renderings etc. will be adopted on the various structures to make occupants of the facility enjoy the reason for which they visit the resort



5.4 FUNCTIONAL RELATIONSHIP DIAGRAMS

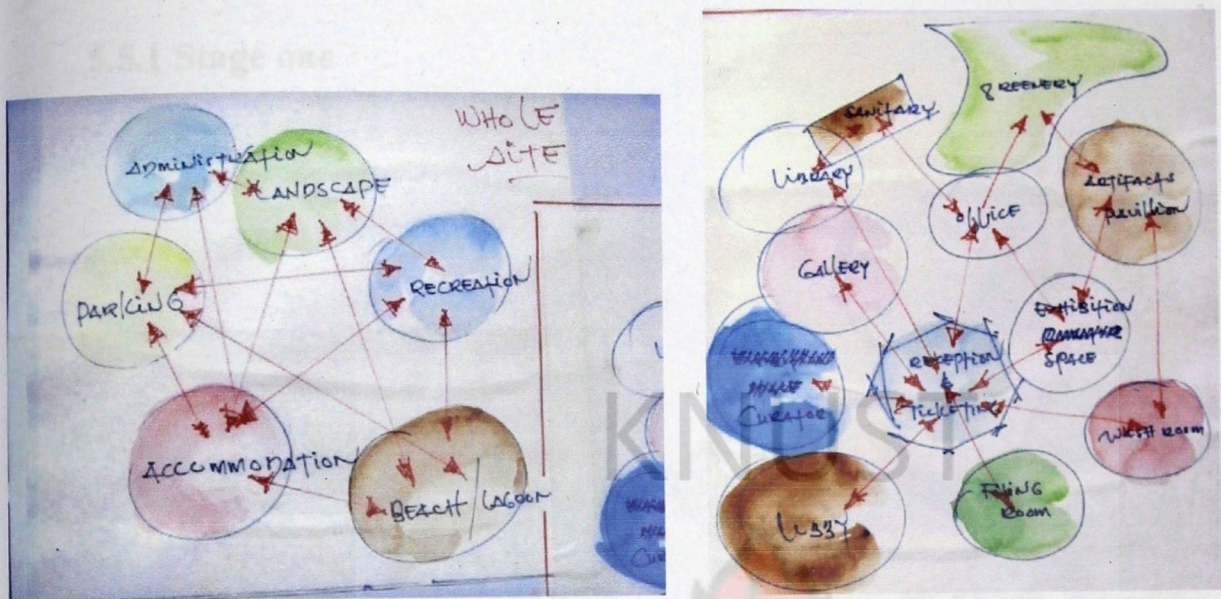


Fig. functional diagrams of the whole site and museum

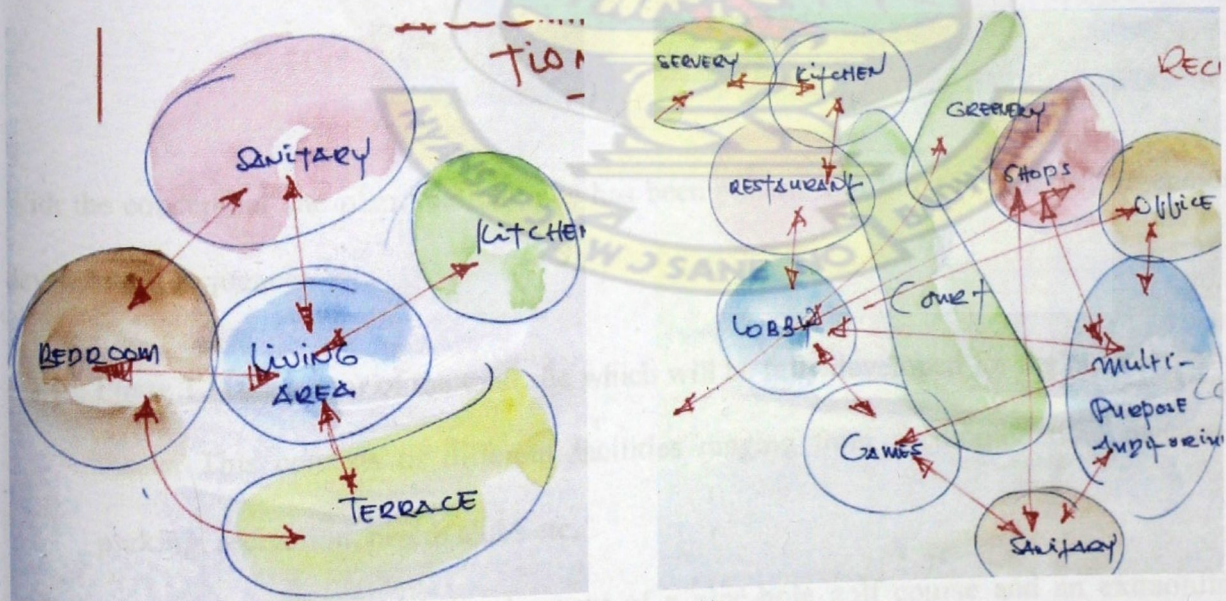
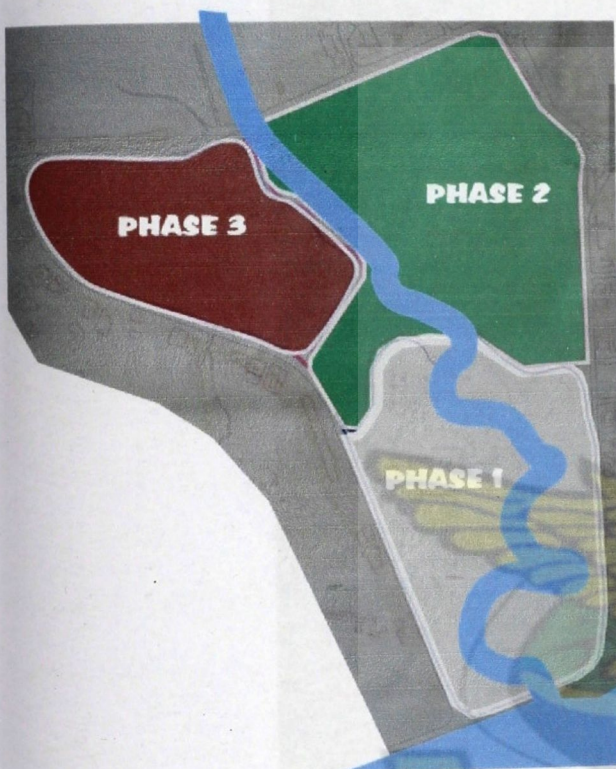


Fig. Functional diagrams of the bedrooms and recreational center



## 5.5 CONCEPTUAL SITE PLANNING

### 5.5.1 Stage one



With the conceptual site plan, the total site has been phased into three in order of urgency and development sequence.

- Phase 1 is the sector of the total site which will be fully developed for the purposes of this thesis. This consists of different facilities ranging from accommodation, restaurants, parking, recreation, health clubs etc.
- Phase 2 will see to the development of a nine-hole golf course and an extraordinary recreational hub for both kids and adults.



- The third phase of the project is what I call “the community based project” where squatter settlement in that portion of the site will not be scrapped down but will be upgraded to serve as an ancillary for the first and second phases.

### 5.5.2 Stage two



This stage actually depicts the zoning and the placement of the various facilities in the first phase of the entire project. In this layout, the single-drive entry and exit principle of design was adopted for vehicles entering and leaving the resort. The main reception was oriented with the port cuchere facing the West. Hence allowing for easy access into the facility but minimal view



to the waterbody from the reception. Yet again, at this stage, most of the already existing flora species were left intact as a compliment to the water body to help create the desired micro-ambiance on the site.

Also at this stage of the design, the accommodations facilities were grouped into three basic categories; the standard rooms, family rooms and the executive rooms. These different types were disjointed for preferential reasons.

In terms of recreation, though the whole design is tied around a central core which is referred to as the "water garden", the main recreational park was to be located at the Northern sector of the site. It has features such as the jungle island which had the adventure mountain, the boat cruise building along side a theme park.

### **5.5.3 Stage three**

The third stage of the entire design is the last stage in the evolution and critical analysis before the final layout was designed. This stage has similarities with the second stage but goes an extra mile to add certain facilities and make some other design interventions.

The first of these interventions was the introduction of the 45° parking for the resort users. This was to aid in the free flow of vehicles on the site and to minimise vehicular conflict points in the design.

The reception on the other hand was flipped to allow for maximum views from the restaurant and the bar to the water body, since views are crucial in the design of water front facilities.



The jungle island which was to the North of the site was brought further south to allow for better integration into the main framework of the design. On this island, there will be a “sky” restaurant which will be the highest structure on the site; and hence the need for an iconic design.

The chalets and the rest of the accommodation facilities are organized into a more compact zone which is aligned to the coast. The tennis court and the health club are located closer to the parking space for easy access by the community and also for rental purposes.





5.6 BLOCK PLAN



Fig. block plan of the whole site



## 5.7 SITE LAYOUT

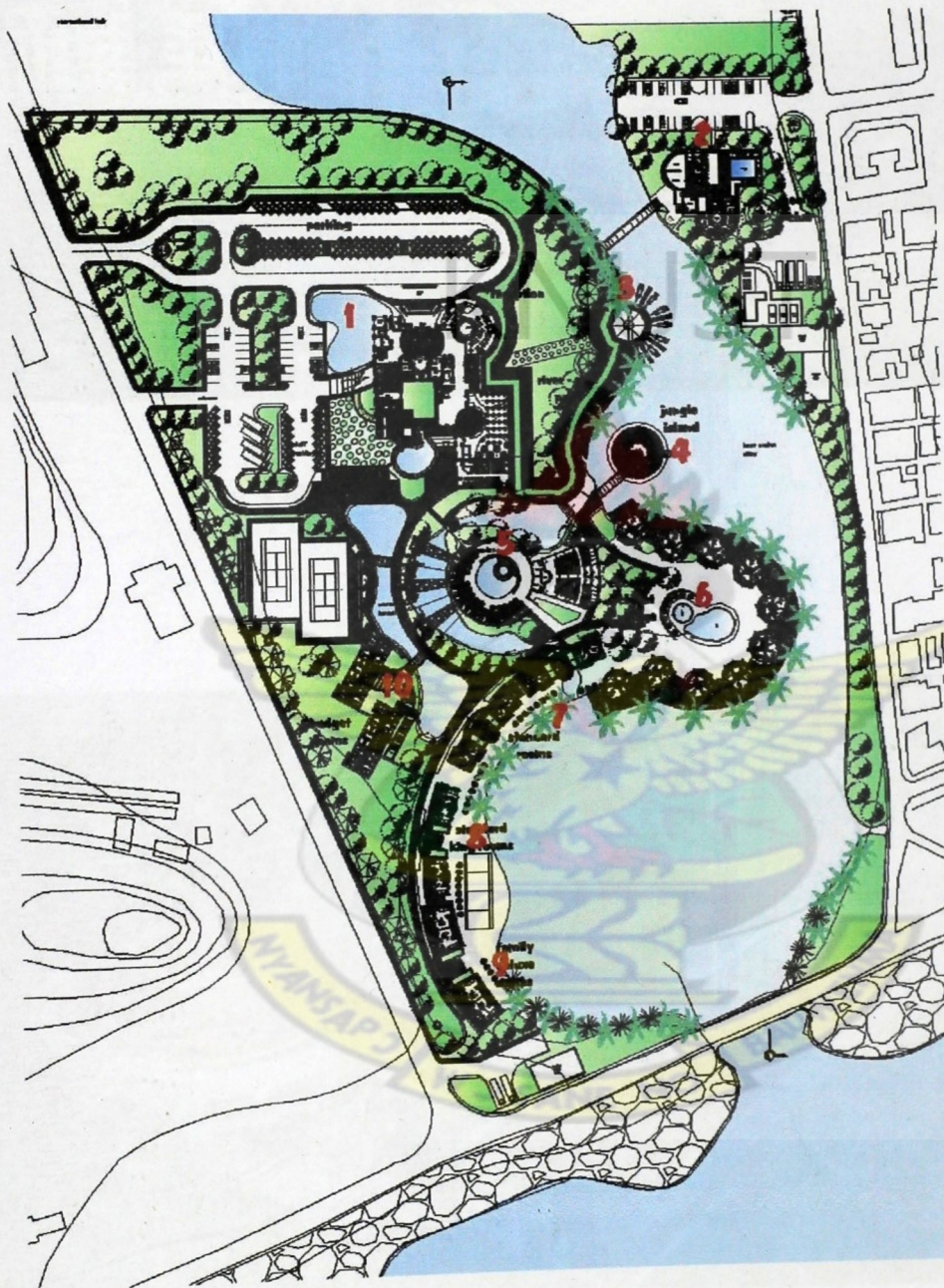


Fig. site plan of the whole site





Fig. aerial view of the whole site



Fig. Panoramic view of the reception





Fig. View of reception from the car park



Fig. view of health club





Fig. Boat-cruise view of the jungle island



Fig. Interior view of family deluxe suite



## **CHAPTER SIX**

### **DESIGN CONSIDERATIONS**

#### **6.1 CHARACTER, STYLE AND IDENTITY**

The entire project is given a unique character through its minor zoning, architectural style and the landscaping.

The different zones are done bearing in mind;

- the importance of the spaces in terms of activity,
- how long people are going to stay in these respective spaces,
- level of comfort desired for users of a particular facilities,
- noise levels, and
- Proximity to adherent users amidst others.

##### **6.1.1 VARIETY**

###### **1) ACCOMMODATION**

In terms of accommodation, even though the resort is a five star facility, there are varieties of accommodation to cater for the different needs of the various users of the resort. In a chronological order of luxury, the resort provides lodging facilities like;

- **Executive suites** in the form of chalets. This type of accommodation is the most elaborate of the all the lodging facilities. It consist of spaces such as ;
  - i. A terrace
  - ii. Private lounge



iii. Kitchenette

iv. Luxurious bedroom

v. Washroom

vi. Balcony

- **Family deluxe suite** is the only type of family apartment on the site. It also consist of spaces such as;

i. A lounge with sofas which can be dismantled into a sleeping bed for kids

ii. a king sized bed

iii. an open kitchenette

iv. washroom with all accessories

v. a private terrace

- **Standard king room** is the third accommodation type in the Aqua-front resort. These set of rooms are an upgrade of the standard rooms. They display facilities such as;

i. A private lounge

ii. King sized bed

iii. Washroom with all accessories

iv. Terrace

- **Standard room**. Theses set of rooms as earlier mentioned have traits and characteristics as the earlier mentioned standard king rooms. It has ;

i. An entrance lobby

ii. A single bed

iii. A washroom with all accessories

iv. Terrace



v. The fifth feature for the standard is a common lounge for every four sets of rooms where users can entertain and receive their guests.

- The last set of accommodation type in the resort is the **budget rooms**. These are rooms purposely developed as part of the lodging facilities to cater for the needs of the various student groups that will be visiting the resort and also for the chauffeurs who will transport their superiors to the resort.

## 2) BARS

In order to satisfy the sophisticated needs of the numerous clients who visit the resort, two grand bars and two other mini bars have been designed and incorporated into the resort. The first major bar in the facility is the;

- **Lobby bar**. This is a ninety capacity bar in the reception where prospective clients may sit, relax and sip some juice and nibble on chewable. It has a direct view to the water body. It also has the famous curtain rain fountain as a feature.
- **The Jungle bar** is the second major bar in the facility. This is an offshore open-air restaurant on an artificial island. It is located in a typical jungle and serves both local and foreign drinks. It has a maximum capacity of hundred. It boast of unrestrained contact and views into the lagoon where boat cruising is done.
- **Karaoke bar**. This is a minor bar which serves as a relaxing bay for lovers of music and performance. It is located opposite the live band stage in the reception building.
- **The Ice cream bar** is the second mini bar and the last on the site. This is located on the fourth floor of the ice cream building which is located on the jungle island. Because this tower is the tallest on the site, there are clear views to almost everywhere on the site from the ice cream bar. It has a total capacity of thirty-five seats.



### 3) RESTAURANTS

As part of the brief given by the client, the facility is supposed to satisfy a wider range of customer needs. One way of achieving this is through the provision of comfortable and elaborate restaurants. The facility features two distinct restaurants namely;

- **Karaoke restaurant**. This is the main restaurant serving the total facility. It has three different niches for different groups of people. The “xpression niche”, “friendz niche” and the “family close”. The karaoke restaurant has a seating capacity of one hundred and ninety (190).
- The second restaurant type is the **jungle restaurant** which has a capacity of thirty-five and serves some local and foreign delicacies.

### 4) LEISURE ,ENTERTAINMENT AND RECREATION

Various dynamic social spaces were created for various ages and interests-

- Swimming pools
- The cascades
- Water tunnel
- Beach tanning
- Beach volley
- Boat cruise alley
- Tennis courts
- Golf course (to be completed in the second phase)



### 6.1.2 CONNECTIVITY

The resort can be accessed by both private and public means of transport. All vehicular movements are terminated around the reception building to allow for free flow of activity and safety in the resort. Movement beyond the reception block is by;

- Solar golf carts
- Walking

This measure has been put in place to help reduce global warming, pollution and high road infrastructure cost.

### 6.1.3 ENVIRONMENTAL CONSIDERATION SYSTEMS

By design, all facilities have been fashioned to cater for adequate **ventilation** and **lighting** in all the micro spaces.

**Solar energy** will be incorporated into the various street furniture such as street lights to reduce dependency on the major hydro electrical energy.

**Biogas** facility will be provided on site to provide additional energy source.

**Rain water** will be harvested by means of rain gutter, percolated pavements and street drains. This will be treated and used in the watering of the lawns and the flushing of the water closets.



## 6.2 SERVICES

### 6.2.1 Natural Lighting

Day lighting or natural lighting systems were employed throughout the design process.

### 6.2.2 Artificial Lighting

Various forms of artificial lighting systems are employed as a compliment for the various spaces.

- **Interior Artificial Lighting –**

These are employed in the various interior spaces such as accommodation facilities, restaurants, shops, administration, bars etc. to supplement natural lighting during the day, provide light during nights and create specific interior effects and feel.

- **Street Lighting**

These are used predominantly at nights to provide good visual aid on streets both pedestrian and drivers. They also increase the security on the streets and help create more lively streets.

- **Garden and Landscape Lighting**

The development has various parks and gardens of different sizes and effects. Special artificial garden lighting systems are employed to create specific effects and to provide security through visibility.

- **Monument lighting**

Artificial lighting is also employed in sculptural elements to add to the artistic effects and create a sense of place for the development.



### 6.2.3 Ventilation

Natural ventilation systems are employed in the various spaces by means of adequate and operable windows.

Voids are left in-between buildings to aid in natural ventilation and lighting.

Since natural ventilation alone is not adequate to provide thermal comfort, there are supplemented artificial ventilation systems such as ceiling fans, split air-conditioners etc to aid in the circulation and modification of the micro ambiance in a space.

### 6.2.4 Water supply

The main water source to the facility will be from the Ghana Water Company. Rain water will be harvested by means of roof gutter, percolated pavements and street drains. This will be treated and used in the watering of the lawns and the flushing of the water closets.

### 6.2.5 Electricity

The main electricity supply to the facility will be from the Electricity Company of Ghana. Other power generation mechanisms are also put in place. Solar energy is being harnessed by means of solar lamps and various solar panels installed on specific structures.

Also an on-site biogas treatment plant generates power to supplement the solar power and electricity from the national grid.



### 6.2.6 Drainage – Soil Waste and Surface Water

Soil waste is taken to the central treatments plants through underground pipes. The treatment plants will separate it into solid and liquid waste where the solid waste generated from the entire facility will be channeled into the biogas plant and the liquid waste will further be treated and used to water the parks and gardens of the community.

Surface drainage is generally underground in covered drains with the provision of grills intermittently to take away rain water. The lawns have also been provided with subterranean drain pipes to help drain it effectively.

An underground sump has also been created to accommodate surface water for treatment; this is to be recycled for use in washroom, landscaping and other non-drinkable utilities.

### 6.3 COSTING

Reception .....	2500 msq.....	\$1,625,000
Health club.....	800 msq.....	\$520,000
Auditorium.....	400msq.....	\$400,000
Executive chalet village.....	1100msq.....	\$715,000
Family suite, standard king, standard rooms.....	1765msq.....	\$1,147,250
Jungle island.....	10590msq.....	\$6,900,000
Budget rooms.....	295msq.....	\$147,500
Water garden.....	3280msq.....	\$984,000
Tennis court.....	1545msq.....	\$463,500
Boat cruise pavilion.....	485msq.....	\$145,500
Total.....		\$13,047,750



## 6.4 CONCLUSIONS AND RECOMMENDATIONS

After this successful survey I hereby conclude that for every country to increase its gross domestic product, tourism cannot be overlooked. This is basically because of the benefits derived from this industry such as;

- **societal profit**

Tourism has the full potential of promoting social development through the creation of employment, poverty alleviation, and income redistribution.

- **Direct investment**

A report released by the World investment has proved tourism to be the single sector which is capable of attracting direct investment in Africa.

- **Environmentally friendly**

Tourism is the only sector that uses the natural environment as a backbone for its existence and survival.

- **Society upgrade**

Every project is executed on a land which forms a part of a macro community and thus have a major impact on the society, community and lives. Such developmental projects also result in the creation of jobs, community services and facilities upgrade such as roads, hospital, schools etc.



- **Whip up of culture**

This boosts the preservation and transmission of culture and historical traditions for sustainability and preservation.

- **Civic involvement**

The financial, natural and cultural values of a site to be developed are made clear to the local authorities. In this way they are able to preserve these sites well knowing the value of the site.

In conclusion, one must be careful to follow all the listed benchmarks to be able to achieve a sustainable and ecological tourist destination.

