

HIPPO POINT HOTEL COMPLEX

BY

JOEL ELIJAH DOLFUS NYASEME

" A project submitted in part fulfilment for
the degree of Master of Architecture in
the University of Nairobi."

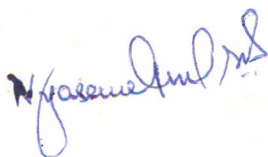
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I, JOEL ELIJAH DOLFUS NYASEME, hereby
declae that this project has not been
submitted for a degree in any other University.

A handwritten signature in blue ink, appearing to read "Nyaseme Joel E. D.", with a stylized flourish at the end.

JOEL E. D. NYASEME.

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1.00 MASTER OF ARCHITECTURE DESIGN PROJECT BRIEF AND TIME TABLE

1.01 SUBJECT: HIPPO POINT HOTEL COMPLEX

1.02 INTRODUCTION:

That Western Kenya's tourist attraction potential has not been exploited to the maximum point, is now an accepted fact. This has been partly attributed to the lack of decent accommodation facilities, both in the neighbourhood of the attraction areas and in the urban centres. It is for this reason that the Ministry of Tourism and Wildlife has recommended the construction of an hotel in Kisumu.

2.00 AIM:

The aim of this design project is to establish principles for and make a design for an urban tourist hotel in Kisumu at Hippo Point, that could trap the tourist flow into the region and at the same time cater for local population as well as businessmen in transit to Uganda.

3.00 ORGANIZATION:

The Hippo Point hotel is supposed to belong to some large hotel organization with their headquarters at Kisumu and subsidiaries at Mt. Elgon National Park, Kericho Area, Olambwa Valley game reserve, Mbaiyu (Got Aluru) island and Masai Mare.

4.00 SITE:

The hotel is to be situated on Hippo Gardens, South East of Kisumu town by the shores of Lake Victoria. The site has already been earmarked for a hotel development scheme by the Kenya Government town Planning Department.

The area which is within easy reach of the town centre is to have a link with it through a proposed 10 m. wide road.

Topographically, the area is essentially flat with solid rock underneath for stable building on.

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5.00 BUILDING PROGRAMME:

The first phase should have 100 beds with ample outdoor and indoor space allocation for normal urban tourist hotel functions. There is every possibility that as the town expands and develops, there will be a need for more accommodation, hence provision should be made for expansion to double original size with a period of five years from completion of the first phase.

6.00 SERVICES:

Normal urban hotel services such as water, Electricity, Telephone, and Radio facilities should be catered for. Air conditioning if catered for should be localized.

7.00 ACCOMMODATION SCHEDULE:

| <u>Function</u> | <u>Planned Area</u> | | | <u>Eventual Area</u> | | |
|---------------------------|---------------------|-----------------|----------------|----------------------|-----------------|----------------|
| | <u>In-Door</u> | <u>Out-Door</u> | <u>Total</u> | <u>In-Door</u> | <u>Out-Door</u> | <u>Total</u> |
| 7.01. FRONT OFFICE & | | | | | | |
| <u>LOUNGE</u> | M ² | m ² | m ² | m ² | m ² | m ² |
| Reception Area | 150 | | | 18 | | |
| Reservations Office | 30 | | | 54 | | |
| Postage counter | 15 | | | 15 | | |
| Public telephone | 15 | | | 36 | | |
| Public toilets | 20 | | | 36 | | |
| Money changing facilities | 15 | | | 18 | | |
| Luggage store | 20 | | | 54 | | |
| Lounge | 100 | | | 120 | | |
| Total Area | 230 | | 230 | 351 | | 351 |
| <u>BACK OFFICE</u> | | | | | | |
| Board Room | 40 | | | 36 | | |
| Managing Director | 30 | | | 27 | | |
| General Manager | 30 | | | 27 | | |
| sales | 20 | | | 18 | | |
| Beverage " | 20 | | | 18 | | |
| Security Officer | 20 | | | 18 | | |

| Function | Planned Area | | | Eventual Area | | |
|----------|---|----------------|----------------|----------------|----------------|----------------|
| | In- | Out- | Total | In- | Out- | Total |
| | <u>Door</u> | <u>Door</u> | | <u>Door</u> | <u>Door</u> | |
| | m ² | m ² | m ² | m ² | m ² | m ² |
| 7.04 | <u>GAMES</u> | | | | | |
| | Table Tennis | 144 | | 90 | | |
| | Changing room | 40 | | 100 | | |
| | Swimming | | 200 | 132 | | |
| | Tennis | 650 | | 720 | | |
| | Total Area | 184 | 850 | 1034 | 190 | 852 |
| | | | | | | 1042 |
| 7.05 | <u>RESTAURANTS & KITCHENS</u> | | | | | |
| | Snack Bar | 160 | | 216 | | |
| | Salads Bar | 100 | | 162 | | |
| | Central Bar | 200 | | 216 | | |
| | Grill and Cabaret | 350 | | | | |
| | Pool Bar | 50 | | 540 | | |
| | | | | 81 | | |
| | Total | 860 | 860 | 1215 | | 1215 |
| 7.06 | SLEEPING FACILITIES (For the completed 200 bed hotel) | | | | | |
| | 184 Double rooms | 4,000 | | 3780 | | |
| | 6 suites | 500 | | 486 | | |
| | 1 Presidential suite | 80 | | 162 | | |
| | Total Area | 4 500 | 4500 | 4428 | | |
| 7.07 | <u>KITCHEN FACILITIES</u> | | | | | |
| | Chief's Office | 20 | | 20 | | |
| | Main Grilling & Cooking | 50 | | 30 | | |
| | Serving Counter | 15 | | 9 | | |
| | Cold Storage: desert and vegetables | 10 | | 15 | | |
| | Deep freeze | 10 | | 6 | | |
| | Room service section | 40 | | 25 | | |
| | Staff Dinning Room | 70 | | 63 | | |
| | Chaing Room | 20 | | 16 | | |
| | Hot food Kitchen | 50 | | 45 | | |
| | Cold food Kitchen | 50 | | 45 | | |
| | Salad Kitchen | 15 | | 15 | | |
| | Pastries | 25 | | 25 | | |
| | Toilets | 20 | | 25 | | |
| | Total | 395 | 395 | 336 | | 336 |

| Function | <u>Planned Area</u> | | | <u>Eventual Area</u> | | |
|---------------------------------|-------------------------------|--------------------------------|-------------------------|-------------------------------|--------------------------------|-------------------------|
| | In- Door m ² | Out- Door m ² | Total m ² | In- Door m ² | Out- Door m ² | Total m ² |
| 7.08 <u>Storage Facilities</u> | | | | | | |
| House keeping Dept. | 60 | | | | | |
| Linen | | | | | | |
| Equipment | | | | | | |
| Boxes | | | | | | |
| Kitchen Dept. | 60 | | | | | |
| Dry Foods | | | | | | |
| Vegetables | | | | | | |
| Cold storage | | | | | | |
| Deep freeze | | | | | | |
| Total Area | 120 | | 120 | 81 | | |
| 7.09 <u>LAUNDRY</u> | | | | | | |
| Washing space | | | | | | |
| Ironing space | | | | | | |
| Drying space | | 125 | | | 122 | |
| Total Area | 60 | | 185 | | | 203 |
| 7.10 <u>HOUSE KEEPING DEPT.</u> | | | | | | |
| Office for Housekeeper | 15 | | | | | |
| Mending space | 15 | | | | | |
| storage for dirty linen | 15 | | | | | |
| Total Area | 60 | | 60 | 20 | | 20 |
| 7.11 <u>LOADING BAY</u> | | | | | | |
| Backyard | | 60 | | | | |
| Headstoreman's Office | 20 | | | | | |
| Total Area | 40 | 60 | 100 | 81 | | 81 |
| 7.12 <u>LOUNGE</u> | 500 | | 486 | 486 | | 486 |

| <u>Function</u> | <u>Planned Area</u> | | | <u>Eventual Area</u> | | |
|-----------------|---------------------|----------------|----------------|----------------------|----------------|----------------|
| | In- | Out- | Total | In- | Out- | Total |
| | <u>Door</u> | <u>Door</u> | | <u>Door</u> | <u>Door</u> | |
| | m ² | m ² | m ² | m ² | m ² | m ² |
| PARKING | | 1800 | 1800 | | 1600 | 1600 |
| OVERALL TOTAL | 7489 | 2875 | 10364 | 7928 | 2658 | 10586 |

7.13 CONSULTATIONS AND SPECIALISTS

Throughout the design task, there will be close cooperation with various specialists.

| | |
|------------------|--------------------------|
| Supervisor | Mr. Christian Skjoldborg |
| Planning aspects | Mr. B. Vagnby, Y. Owuor |
| Design | Mr. C. Skjoldborg |
| Structures | Mr. Campbell |

14 PROGRAMME

| | |
|-----------|---|
| Week I | Programme; site analysis |
| Week II | Site Model; site plan; site perspective |
| Week III | Plan 1:2000; Elvn. Section 1:2000 |
| Week IV | Elevation; Section 1:500 |
| Week V | Site plan; 1:500; Int. & Ext. perspective |
| Week VI | Model 1:200, plan 1:200, Elvn. & Section. 1:200 |
| Week VII | Model 1:200, plan 1:200, Elvn. & Section. 1:200 |
| Week VIII | Feedback 1:200; 1:500; 1:200. |
| Week IX | Plan 1:50; Elvn. & Section. 1:50 |
| Week XI | Model 1:10; plan 1:5; Elvn. & Section. 1:5 |
| Week XII | Feedback 1:200; 1:50; 1:10 1:5 |

8.00 SITE DESCRIPTION

8.01 Introduction:

That Hippo Point should be chosen for a Tourist Hotel development is no surprise as it offers a unique haven that combined with its unique micro-climate forms the most suitable site for such a development scheme in Kisumu town.

8.02 Size:

The Hippo Point proper, deriving its name from the frequent visit to this area of the Hippos for purposes of grazing, covers no more than 2.8 hectares. However, the adjoining area including the present parking area extends to an area of 7 Hectares that could be developed together with the Hippo Point proper.

8.03 Latitude and Longitude:

Taken on the Kisumu Town Latitude and Longitude, Hippo Point lies on
Latitude $00^{\circ} 06'S$ and
Longitude $34^{\circ} 45' E$;
within the grid lines: Northings -
94,000 to 95000 and Eastings - 44,000
to 45000.

9.00 Climate :

As has been said in the introduction, Hippo Point enjoys a unique maritime climate as opposed to that of Kisumu town proper that tends to have long periods hot and humid days. Owing to its close proximity to the Lake, the abundant trees and sea breezes, Hippo Point has developed a climate that is uniquely hers and could appropriately be described as the mediterranean belt of Kisumu. The coolness of Hippo Point contrasted with the scorching heat of Kisumu Town provides a welcome microclimate to a visitor. No wonder most people preferred to dance at Hippo Point Hotel shed rather than risk the humid hot atmospheres of the more elaborate hotles in town.

9.01 Temperature variation

Owing to the abundance of trees and sea breezes the temperature variation is minimal. The Kisumu Town Temperatures shown below could be deceptive in analysing Hippo Point area.

TEMPERATURES °C 1931 - 1962

| <u>Month</u> | <u>Mean</u> | <u>Mean</u> <u>Max</u> | <u>Mean</u> <u>Min</u> | <u>Max</u> |
|--------------|-------------|---------------------------|---------------------------|------------|
| January | 23.9 | 30.6 | 17.2 | 36.0 |
| February | 24.3 | 31.1 | 17.5 | 36.9 |
| March | 24.2 | 30.5 | 17.9 | 36.6 |
| April | 23.4 | 28.8 | 18.0 | 35.5 |
| May | 22.8 | 28.1 | 17.5 | 32.2 |
| June | 22.3 | 27.9 | 16.6 | 31.4 |
| July | 21.9 | 27.6 | 16.3 | 31.2 |
| August | 22.1 | 28.0 | 16.3 | 31.8 |
| September | 22.8 | 29.3 | 16.3 | 33.9 |
| October | 23.8 | 30.5 | 17.1 | 34.7 |
| November | 23.9 | 30.3 | 17.4 | 34.4 |
| December | 23.7 | 30.0 | 17.3 | 35.7 |

9.02 Solar Exposure

Hippo Point as it exists today is under heavy foliage of Blue Gum trees and some planted Euphorbia trees. In fact it is this foliage coverage that makes diurnal temperature variation so minimal.

10.00 SITE FACILITIES AVAILABLE

10.01 Natural Features:

Vegetation wise, Hippo Point is an extension of the grassland area which obtain in and arround the Impala park. However owing to its close proximity it has strips of reeds at the borders away from the main sea front. Eucalyptus trees have formed quite a thick bush entertwined by man-grown euphobia trees and Bouganvelia flowers.

10.02 Man made features:

10.03 Storm water disposal: This is available and is directed towards the sea by roadside channels.

10.04 Foul drainage: Kisumu town operates public sewer system and septic tank in areas where pumping is expensive owing to negative gradient. Hippo area is under septic tank.

10.05 Soakage possibilities: This exists by means of moles.

10.06. Electricity: Electricity is available from the mains at a 240V.

10.07 Water Supplies: Hippo Point is lucky in this aspect as the pumping station is near by.

11.00 Land Use:

Currently the area is used mainly as a relaxation park with a small restaurant to serve the people.

LAKE VICTORIA REGION.



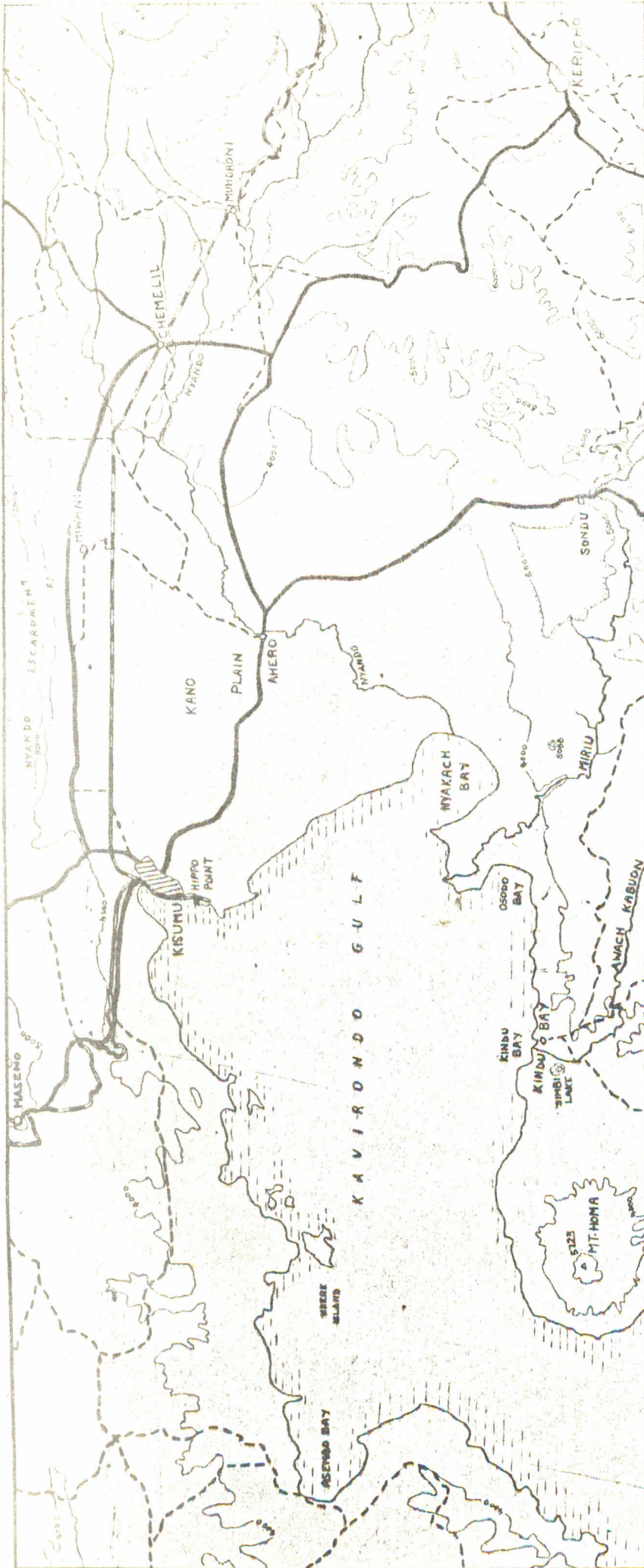
..... INTER-TERRITORIAL BOUNDARIES.

———— MAIN ROADS.

----- BOAT CRUISE ROUND THE LAKE

20 0 20 40 60 KILOMETRES.

KISUMU AREA



TARMAC ROADS

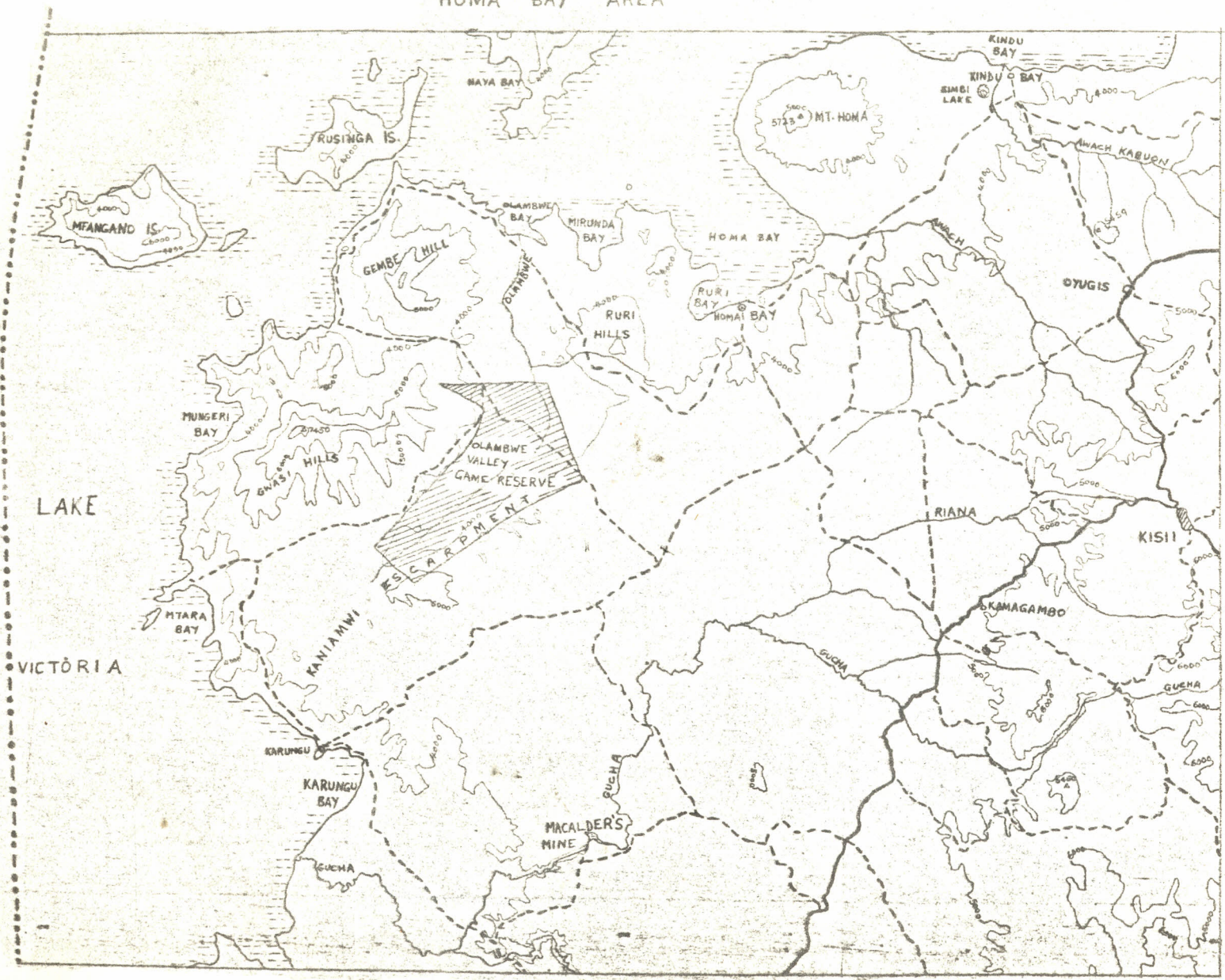
GRAVEL SURFACE ROADS

RAILWAY



Scale 1:250,000

HOMA BAY AREA

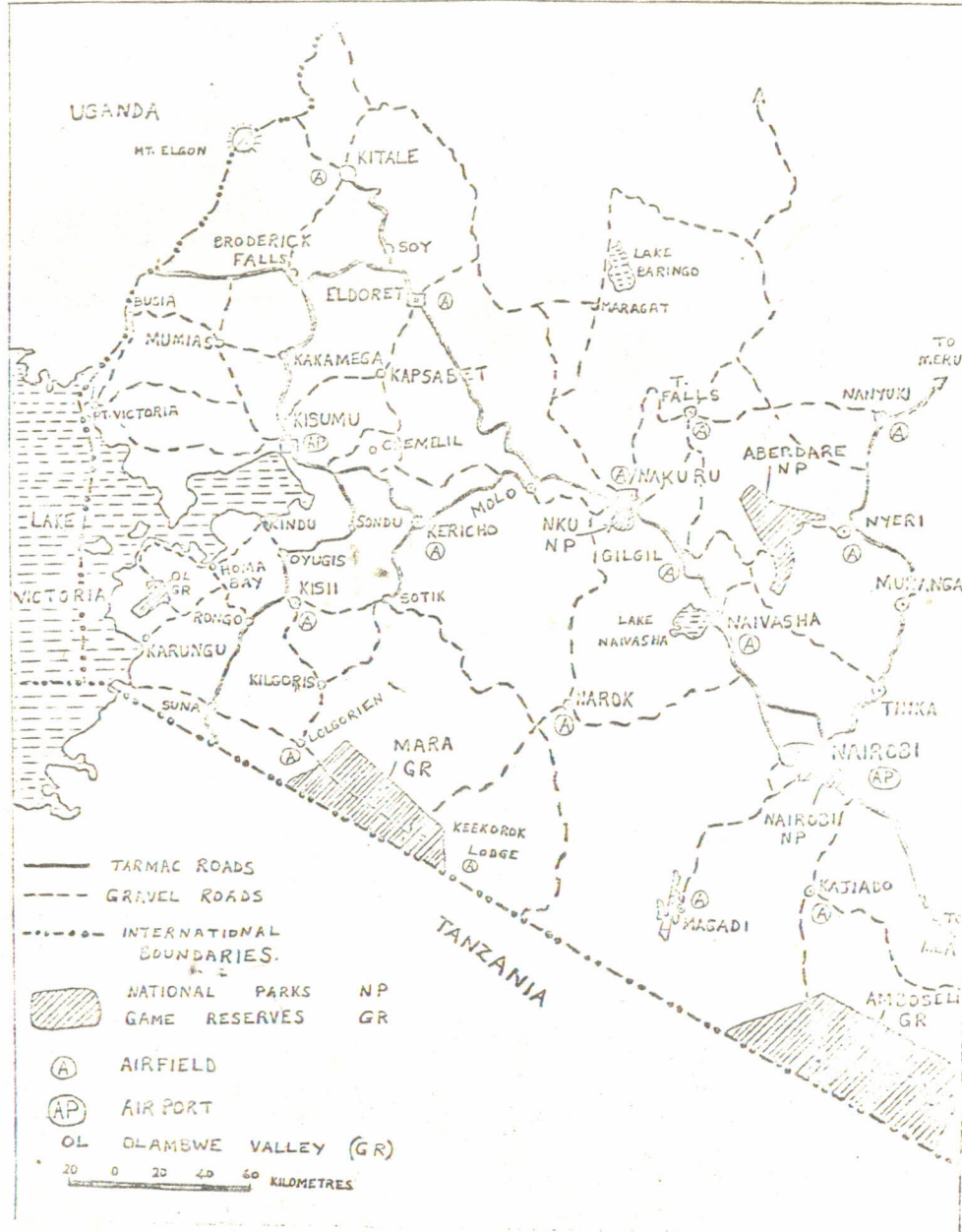


- INTERNATIONAL BOUNDARY.
- TARMAC ROADS
- - - - - GRAVEL SURFACE ROADS

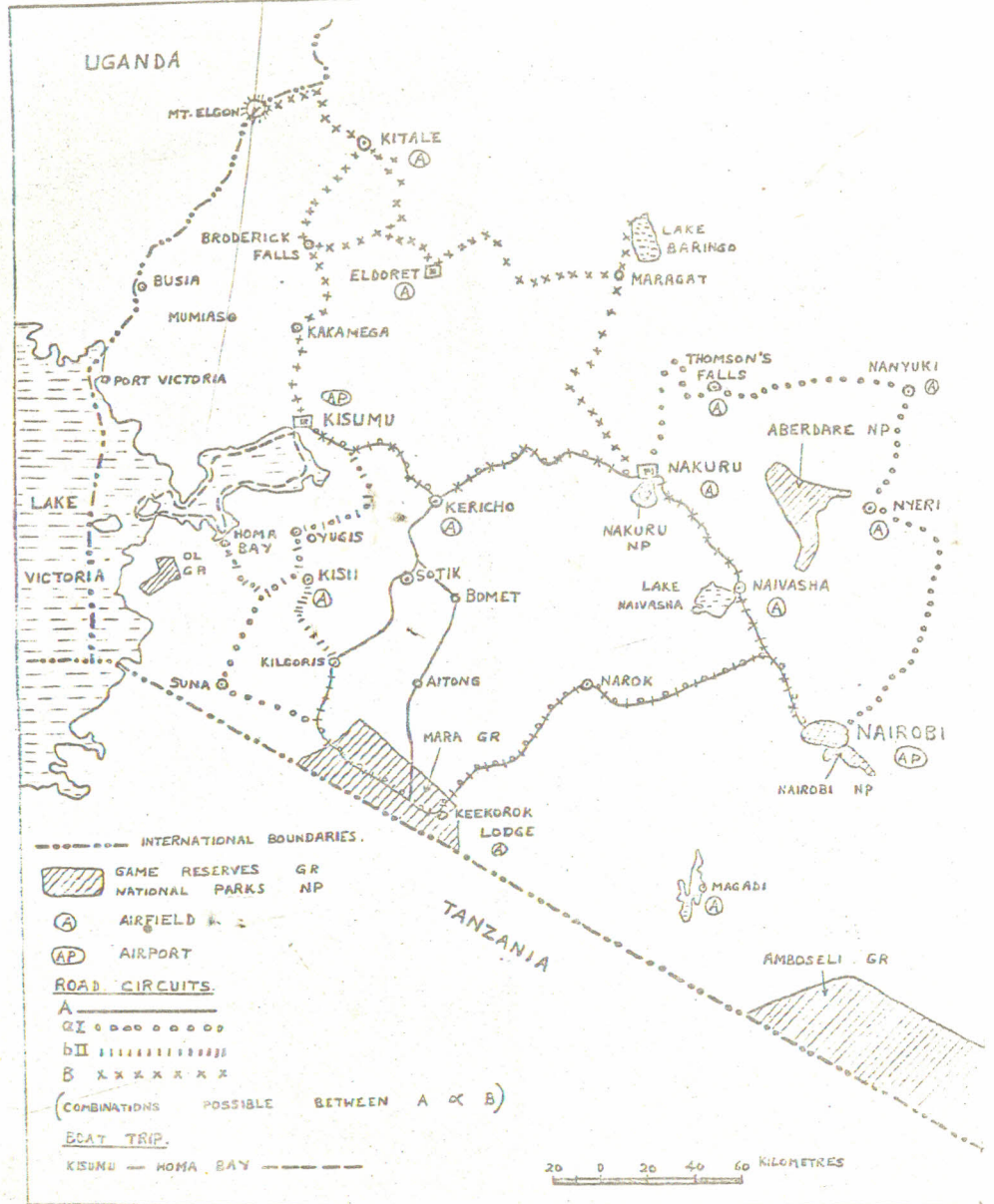
SCALE 1:250,000



ROAD NETWORK IN WESTERN KENYA



PROPOSED ROAD CIRCUITS VIA WEST KENYA.



----- INTERNATIONAL BOUNDARIES.

GAME RESERVES GR
 NATIONAL PARKS NP

AIRFIELD

AIRPORT

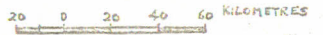
ROAD CIRCUITS.

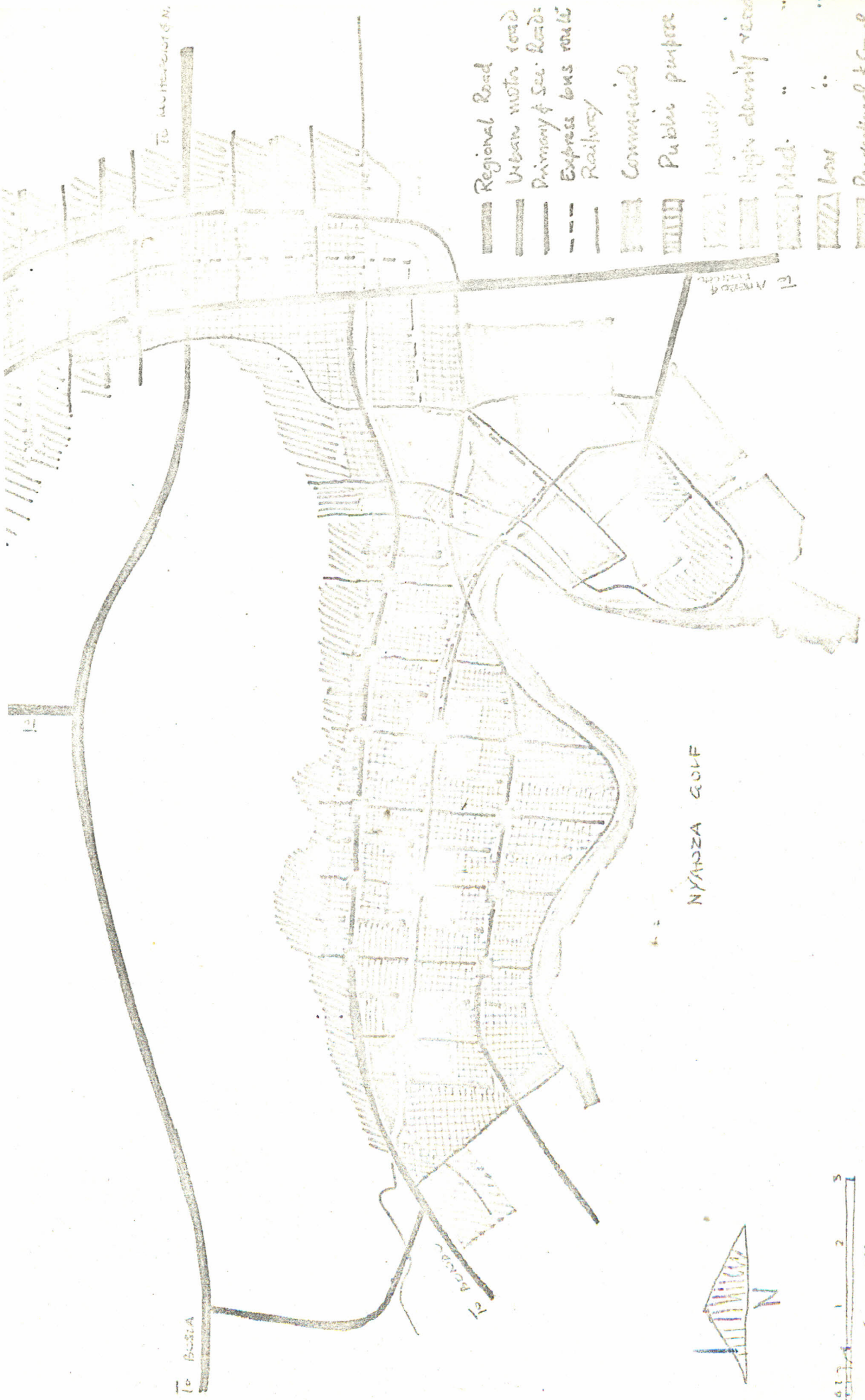
A —————
 B I
 B x x x x x x x

(COMBINATIONS POSSIBLE BETWEEN A & B)

ECAT TRIP.

KISUMU — HOMA BAY -----





KISUMU LONGA TERM DEVELOPMENT PLAN (FOR REP OF SUDAN)



THIS FORMER RAILWAY LINE
TO DUNGA QUARRY HAS
BEEN DEMOLISHED

10 M ROAD

10 ←

A N Z A G O L F

HIPPO POINT

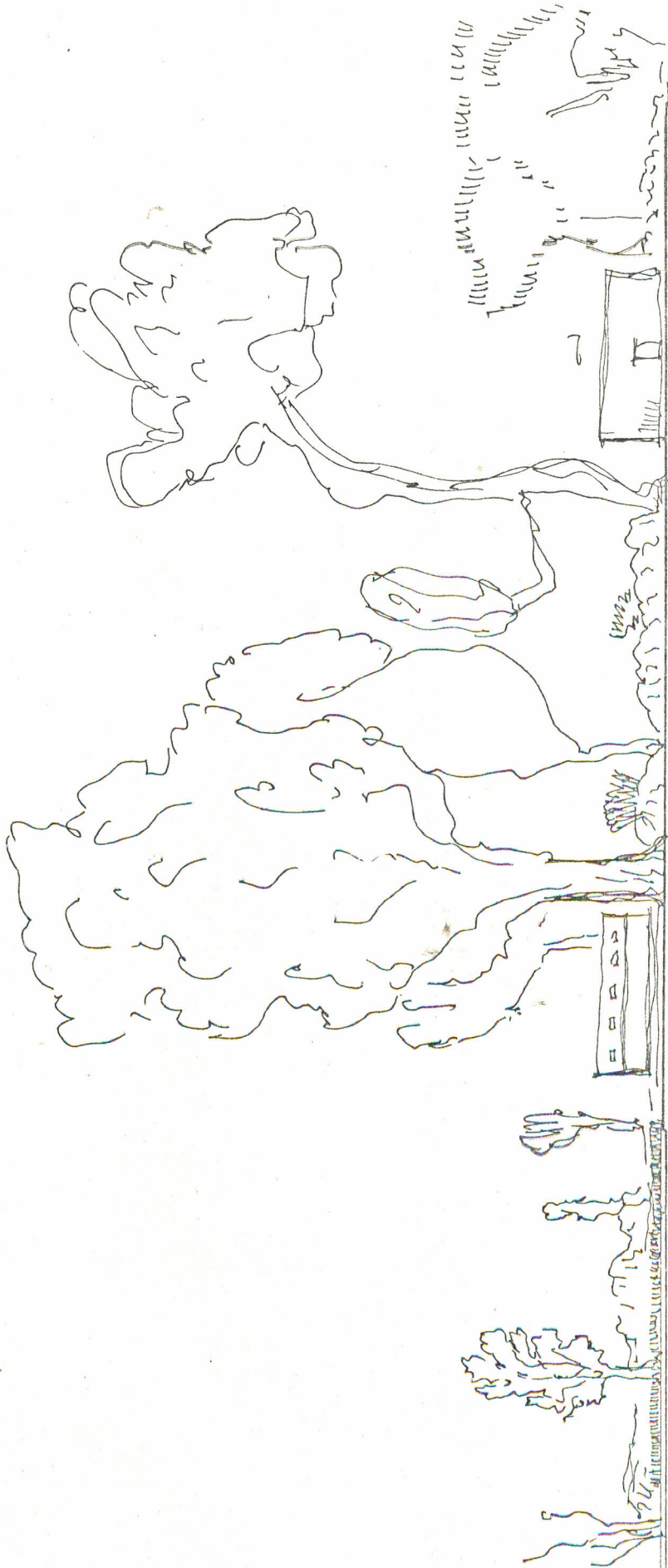
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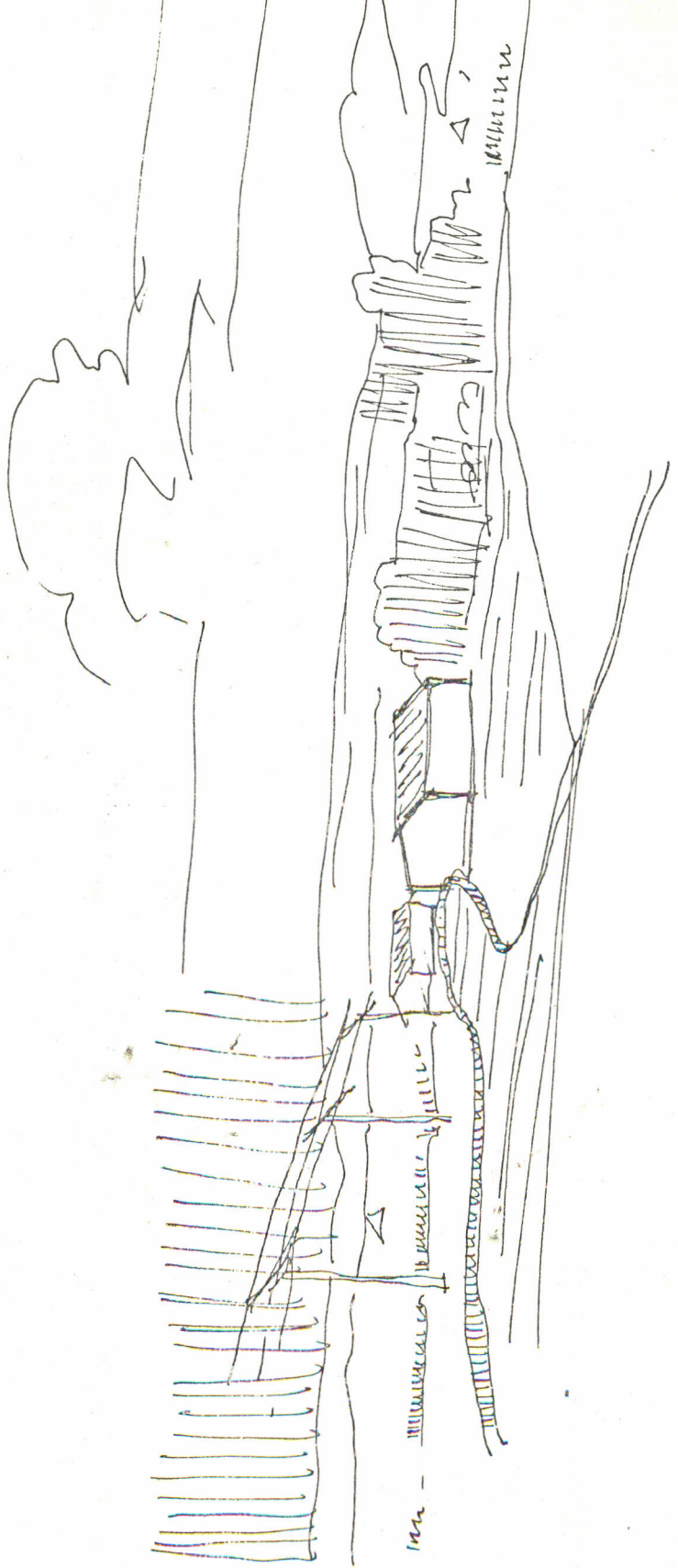
HA ←



SECTION A - A.



Sect 8-B



VIEW FROM CAR PARK

