



**THE OMAGWA AIRPORT HOTEL DESIGN: AN ARCHITECTURAL TOOL FOR  
AREA REJUVENATION, RIVERS STATE, NIGERIA.**

**by**

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**ABSTRACT**

*Designs that promote strength-based systems integrating the body and spirit have established a significant shift in international tourism, hospitality, and architecture, resulting in a balanced, self-renewing, and sustainable tourism development. They have served as tools for rejuvenation in several places worldwide and are still being used currently but primarily geared towards sustainable practices, innovation, inclusivity, and wellness. Port Harcourt is one of Nigeria's revenue-boosting cities, and despite its importance economically and socially, it lacks a functioning hotel facility servicing the Port Harcourt International airport, Omagwa. The existing airport hotel facility has deterred overtime due to negligence and mismanagement. It served as a revenue generator for the state and contributed positively to the area's heritage but cannot be seen for its importance currently because of its form and cannot serve for tourism and shelter for air passengers. This research aimed at proposing a holistic design for the revitalisation of the site creating a dynamic and lively program of activities while promoting an intelligent and suitable economic development around the Port Harcourt International Airport, Omagwa, Nigeria. Literatures were reviewed to understand how designers plan hotel designs and the area rejuvenation process. The results from the review guided the proposal of a befitting facility to solve the problem. The study emphasised the need for inclusive design and innovative practices in managing public health in the face of Covid-19 in Nigeria. The research further recommended that parties involved in design and construction projects be informed of the urgency in maintaining environmentally friendly procedures throughout the design process and educated on the gains if policies that support sustainable practices are adhered to.*

**Keywords:** Urban Rejuvenation, Airport, Airport hotel, Omagwa, Hospitality

## **1.0. INTRODUCTION**

Holistic designs that promote strength-based systems integrating the body, mind, and spirit have established a significant shift in international tourism, hospitality, and architecture, resulting in a balanced, self-renewing, and sustainable tourism development. Tourism and hospitality add tremendous value to towns and cities, particularly developing countries, to generate revenue and boost the economy. As a result, a strategic long-term thought process and planning should be established before, during, and after the project. These procedures must ensure that culture and communities, as well as the environment, are protected.

Airport hotels are full-service lodging establishments that offer a variety of amenities and recreational facilities to promote a relaxing and therapeutic experience for people in transit. They are typically located near transportation hubs and serve as the primary provider of the guests' experience. They also frequently provide services for business or meetings. Regenerative design systems play a significant role in the design of airport hotels to achieve a blend between the buildings and the natural environment while keeping the cultural aspect of the environment in mind. They promote the integration of local resources and the creation of long-term building systems that evolve and self-replicate.

The evolution of airport hotel design should reflect the natural beauty of the surroundings through attractive raw materials and a blend of colour, harmony, balance, proportion, and styles, resulting in a one-of-a-kind environment with a strong sense of place.

Port Harcourt is one of Nigeria's revenue-boosting cities, and despite its importance economically and socially, it lacks a functioning hotel facility servicing the Port Harcourt International airport, Omagwa. The existing airport hotel facility has deterred overtime due to negligence and mismanagement. It served as a revenue generator for the state and contributed

positively to the area's heritage but cannot be seen for its importance currently because of its form and cannot serve for tourism and shelter for air passengers.

This research aims at creating a holistic design for the revitalisation of the site creating a dynamic and lively program of activities while promoting an intelligent and suitable economic development within and around the Port Harcourt International Airport, Omagwa, Rivers State.

To achieve this aim, the following objectives were pursued:

- i. To investigate the cause of the degeneration of the site.
- ii. To investigate the best rejuvenation practice for the site.
- iii. To revive the designated site from its degraded state.
- iv. To develop a holistic airport hotel design that will serve as accommodation for prospective users.

## **2.0. LITERATURE REVIEW**

Urban rejuvenation is a type of land redevelopment frequently used to combat urban decay. Urban rejuvenation is clearing deteriorated areas in inner cities to remove slums and make way for higher-class housing, businesses, and other amenities.

The purpose of the rejuvenation of the Port Harcourt International airport hotel is to cultivate and develop the activity of the regional economy. Subsequently, the economic activity is used as an employment generator so that efforts of empowerment, maintenance, and strengthening of the region's character can take place well and revive the activity that ever existed or even complexly restructure the region's economic activities. In addition to returning the monetary value, the urban rejuvenation approach toward the design of the Port Harcourt International

airport hotel should restore the vitality of the area's historical and cultural significance and conserve it.

A hotel is an establishment providing accommodation, meals, and other services for travellers and tourists. (Oxford Learners' dictionary, n.d.). For an establishment to be called a hotel, it must have a minimum of six letting bedrooms, which must or should be en-suite, having a joint toilet facility to the room. Hotels have different ratings, but these ratings vary according to regions and requirements.

Airports are urban rejuvenation tools that have played a significant role in developing degraded areas. Most airports are situated on the outskirts of cities because of the grandiose involved in raising the structure. However, it is required that accompanying facilities, most notably accommodation facilities, be built to service these structures. Airport hotels, on the other hand, are ideal for these occasions. Airport hotels are located outside the terminal but on the airport's lodging property. They may be a few kilometres from the airport, but they provide excellent lodging service.

The deteriorated Port Harcourt airport hotel has been in existence for over 30 years. It was built in the '80s and operated for years before operations ceased in 2008 due to administrative problems and has been deterred due to poor maintenance. Due to the condition of the site, it is essential to propose an edifice that will serve as a tool for rejuvenating the area.

### **3.0. METHODOLOGY**

The procedures and methods adopted in the research design, data collection, presentation, processing, analysis and interpretation of this research towards attaining the stated aim and objectives of the study are considered, showing how relevant methodological approaches were adopted in the study. The study's relevant data was gathered from both primary and

secondary sources. Through case studies for Airport hotel designs, the deductive research method collected data from various established projects over time.

This was accomplished by conducting interviews with developers, studying residence movement patterns in single-use suburban developments, observing vehicular traffic movements, and critically analysing the data gathered.

#### **4.0. DATA PRESENTATION**

Case studies on existing airport hotel designs were studied, and the results are analysed in this chapter. Consequently, these airport hotel designs are analysed based on the appropriation of design standards and conditions.

These studies aim to determine some common design problems associated with the design of airport hotels and develop them. The deductions from the literature review necessary for the study are also analysed. Relevant data was gathered from the internet and journals on planned airport hotel designs. These were chosen to observe the practical application of some of the urban design theories discovered in the Literature review.

#### **Criteria for choosing Case Studies**

- i. Similarities to the study (shared functions and nature of spaces, facilities).
- ii. Uniqueness or relevance to the study.
- iii. Geographical location

#### **4.1. GENERAL DESIGN GUIDELINES**

When building the design concept of a hotel, travellers' habits should be studied, and ways to translate them into experiences should be attended to.

- i. The design should satisfy the identity of the concept it intends to sell and the guest experience. The arrangements, resources, and functionality of different spaces throughout the hotel should reflect the idea and inspiration behind the design.
- ii. The location's climatic conditions should be considered in the design because it determines what the outdoor section of the hotel will look like and how they will interact with the interior areas. The building's orientation will have an optimally functioning design that favourably works with the sun and other atmospheric conditions.
- iii. The entrance of the hotel shapes the customer's first impression. However, it is essential to positively influence the visitor from the first few seconds by ensuring an aesthetically pleasing space delivery in line with the concept. The entrance area should encourage seamless access of visitors and staff. In addition, the entrance should be easily accessible. The reception layout should offer a sense of warmth, which gives the visitor the validation that they made the right choice with the hotel.
- iv. The design philosophy should be captured in all the small details and elements that make up each aspect of the building. The rooms should be partitioned into zones that are smart and functional.
- v. The activities areas in the hotel contribute to the general experience of the visitor. Therefore, common areas should reflect the hotel's brand and provide an entertaining and buoyant experience. The design should include spaces for relaxation and make it easy for people to network and create memories.

## **4.2. DESIGN CONSIDERATIONS**

- i. The functionality of the design
- ii. Aesthetics and architectural enhancements
- iii. Articulation

- iv. Daylighting
- v. Vehicular parking
- vi. All-inclusive Design
- vii. Green Spaces

#### **4.3. DESIGN CONCEPT**

The design concept is to create an elegant contemporary structure following the architecture of the indigenous riverine people of Rivers state. Artificial water bodies were designed around the building to serve for spatial cooling.

##### **The Design features**

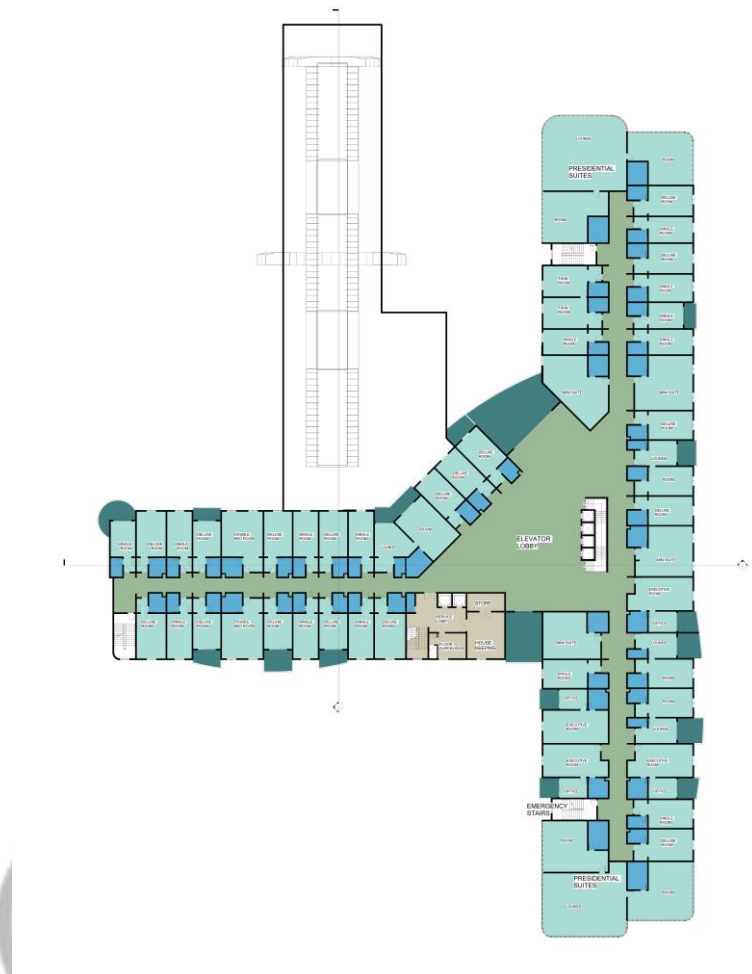
The proposed hotel development will comprise the following:

- i. Public area – (Reception desk, virtual service desk, security area, conference halls and Meeting Rooms, partition-able Office Spaces for lease, club, elevator)
- ii. Administrative area – (Staff offices, cashier)
- iii. Private area – (Rooms, relaxation Area)
- iv. Service area – (Kitchen, restaurant, bar, laundry, storage rooms)
- v. Supporting units – (Large open Terraces with gardens for relaxation, health and wellness facility, swimming pool)
- vi. Green spaces (Ample open spaces to include natural vegetation)

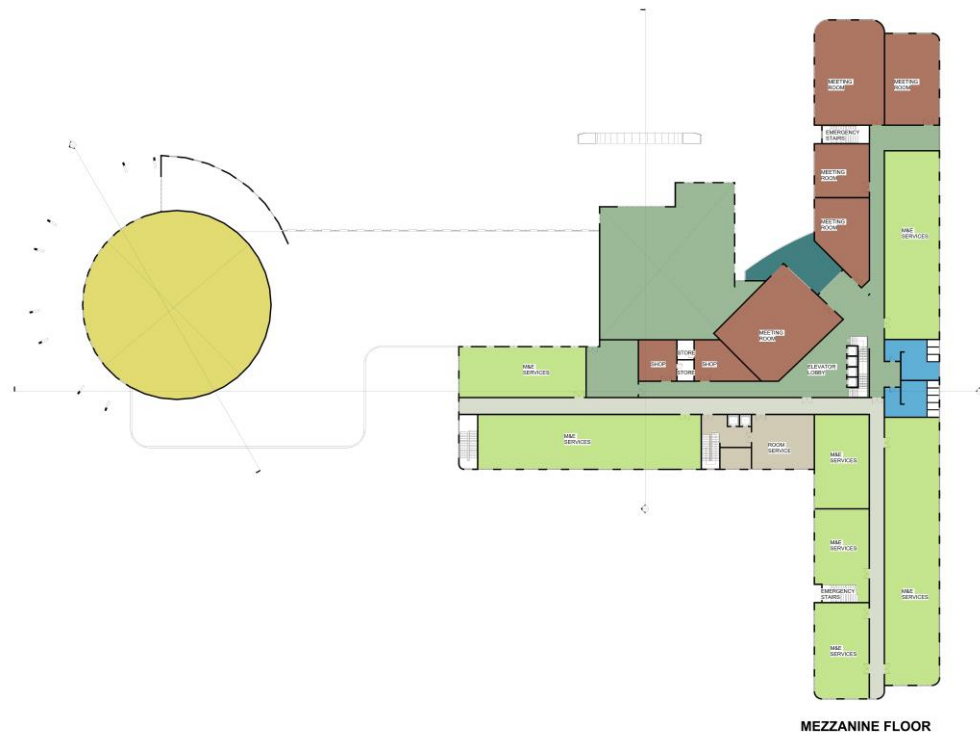
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*Plate 3. Proposed first-floor plan*



*Plate 4. Proposed mezzanine floor plan.*



*Plate 5. Proposed floor plan for the second to the sixth floor.*



*Plate 6. Approach and rear elevations of the proposed building.*



*Plate 7. Right side elevation of the proposed building.*



*Plate 8. Rear elevation of the proposed building.*



*Plate 9. Left side elevation of the proposed building.*





*Plate 10. Perspective view 1*



*Plate 11. Perspective view 2*



*Plate 12. Perspective view 3*



*Plate 13. Perspective view 4*

NO.	DESCRIPTION	NO. OF PERSON	AREA OF ROOM	NO. OF UNITS PER FLOOR	TOTAL AREA OF ROOM PER FLOOR
1	SINGL E ROOM	1	30m <sup>2</sup>	14	420m <sup>2</sup>
2	DELUXE ROOM	1 - 2	34m <sup>2</sup>	19	646m <sup>2</sup>
3	DOUBLE ROOM	2 - 4	50m <sup>2</sup>	3	150m <sup>2</sup>
4	EXECUTIVE ROOM	1 - 2	62m <sup>2</sup>	4	248m <sup>2</sup>
5	SUITES	1 - 3	65m <sup>2</sup>	8	520m <sup>2</sup>
6	PRESIDENTIAL SUITE	1 - 3	200m <sup>2</sup>	2	400m <sup>2</sup>
	<b>TOTAL</b>		<b>441m<sup>2</sup></b>	<b>50</b>	<b>4284m<sup>2</sup></b>
7	HOTEL SERVICES	14	120m <sup>2</sup>	1	120m <sup>2</sup>
8	CIRCULATION	1-64			950m <sup>2</sup>
	<b>TOTAL</b>				<b>1070m<sup>2</sup></b>

*Plate 14. Accommodation schedule for the proposed building.*

## 5.0. CONCLUSION AND RECOMMENDATIONS

this thesis emphasises the need to be more diverse and open to new ways of designing spaces, providing people with more choices and flexibility. It is a type of architecture that is rooted in the strength of the state and yet can change and renew itself for the uncertain future. The proposed hotel design will deepen urban rejuvenation in Port Harcourt. Furthermore, it will substantially enhance the cityscape while promoting environmentally responsive design. It has identified critical information from which hotel developments can be initiated, with the ultimate aim of improving the state's economic situation while contributing to the architecture of the area and the well-being of the users. It improves the already existing knowledge of hotel and urban development design. It has also primed new dimensions of thoughts for knowledge discovery. It furthers the promotion of research as it suggests the opportunity to provide adequate essential facilities for developing the city through urban revitalisation.

## 5.1. RECOMMENDATIONS

The entire world today is actively changing. Today's cities need smartly designed buildings and spaces that can perform optimally. Hoteliers and designers are working to help establish less contact and more patronage of lodging services through innovation and, most importantly, adherence to best practices that laud sustainability. In response, the hotel design should be done, taking adaption, flexibility and sustainability and inclusivity into consideration while offering users a safer, innovative and healthier experience as they travel. Hoteliers, engineers, policymakers and designers should, by all means, work to create practices that will benefit the environment.

- i. Encourage future developments that orient sustainable practices in Port Harcourt.
- ii. Evaluate and prioritise existing future infrastructure improvements, such as landscaping.
- iii. Policies are essential, and the policymakers should see the implementation of these policies through
- iv. The parties involved in design and construction projects should see the urgency and educate others of the gains acquired from adherence to policies that maintain sustainable practices.



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