

CONSERVATION AND MAINTENANCE OF OLD FORT BUILDING AT BAGAMOYO, TANZANIA.

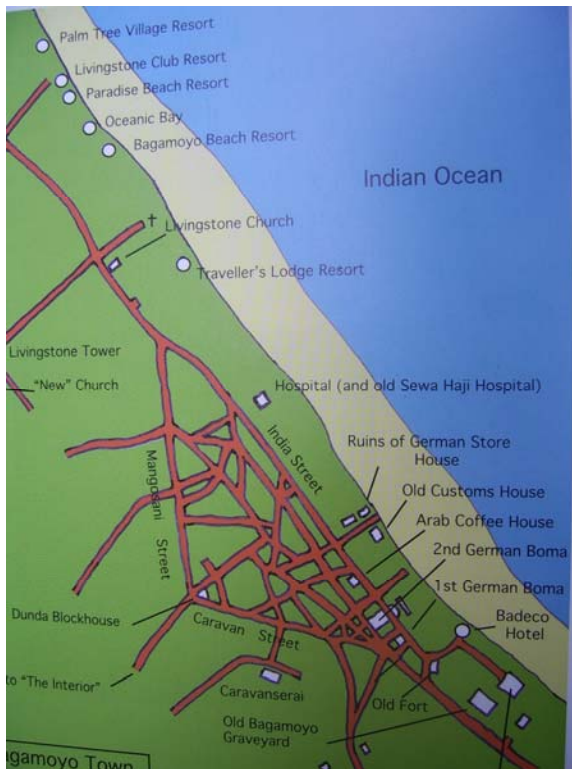
Location and brief historical background of Bagamoyo town.



Quoted from Retrieved from "<http://en.wikipedia.org/wiki/Bagamoyo>"

The town of Bagamoyo, [Tanzania](#), was founded at the end of the 18th century. It was the original capital of [German East Africa](#) and was one of the most important trading ports along the [East African](#) coast. Today the town has about 30,000 inhabitants and is the capital of the District of Bagamoyo, recently being considered as a [world heritage site](#).

Bagamoyo is located at [6°26'S 38°54'E](#). It lies 75 km north of [Dar-es-Salaam](#) on the coast of the [Indian Ocean](#), close to the island of [Zanzibar](#).



BAGAMOYO TOWN.

OBJECTIVE OF REPORT:

- ❖ Give an overview of the BAGAMOYO historical town.
- ❖ Assess the current status of the fort building and propose remedies to any defects observed
- ❖ Assess possibility of the fort building to be self sustainable.
- ❖ Propose alternative use of the fort building.
- ❖ Prepare a maintenance plan by giving priority to matters to attended immediately or the future

History

19th Century German garrison of Bagamoyo

Bagamoyo was the most important trading entrepot of the east central coast of Africa in the late 19th century. Bagamoyo's history has been influenced by Indian and Arab traders, by the German colonial government and by Christian missionaries. About 5 km south of Bagamoyo, the [Kaole](#) Ruins with remnants of two [mosques](#) and a couple of [tombs](#) can be dated back to the [13th century](#), showing the importance of Islam in those early Bagamoyo times. Until the middle of the 18th century, Bagamoyo was a small and insignificant trading center where most of the population were fishermen and farmers. The main trading goods were fish, salt, and gum, among other things.

In the late 18th century Muslim families settled in Bagamoyo, all of which were relatives of [Shamvi la Magimba](#) in [Oman](#). They made their living by enforcing taxes on the native population and by trading in salt, gathered from the [Nunge](#) coast north of Bagamoyo. In the first half of the 19th century, Bagamoyo became a trading port for [ivory](#) and the [slave trade](#), with traders coming from the African interior, from places as far as [Morogoro](#), [Lake Tanganyika](#) and [Usambara](#) on their way to [Zanzibar](#). This explains the meaning of the word Bagamoyo ("Bwaga-Moyo") which means "Lay down your Heart" in [Kiswahili](#). It is disputed whether this refers to the slave trade which passed through the town (i.e. "give up all hope") or to the porters who rested in Bagamoyo after carrying 35lb cargos on their shoulders from the Great Lakes region (i.e. "take the load off and rest"). Since there is little evidence to support that Bagamoyo was a major slave port (Kilwa, much further south, has earned this status), and that tens of thousands of porters arrived at Bagamoyo annually in the latter half of the 19th century, it is more likely that the name of the town derives from the latter interpretation.



The slave trade in East Africa was officially prohibited in the year 1873, but continued surreptitiously well to the end of the 19th century.

In 1868, Bagamoyo local rulers, known as majumbe, presented the [Catholic "Fathers of the Holy Ghost"](#) with land for a [mission](#) north of the town, the first mission in East Africa. This caused resistance by the native [Zaramo](#) people which was mediated by representatives of Sultan Majid and, after 1870, by Sultan [Barghash](#). Originally the mission was intended to house children who were rescued from slavery, but it soon expanded to a church, a school, and some workshops and farming projects.

But Bagamoyo was not only a trade centre for ivory and [copra](#); it was also a starting point for renowned European explorers. From Bagamoyo they moved out to find the source of the River Nile and explored the African inner lakes. Some of these were [Richard Francis Burton](#), [John Hanning Speke](#), [Henry Morton Stanley](#) and [James Augustus Grant](#). Although often believed so, [David Livingstone](#) had never been to Bagamoyo in his lifetime. Only after his death he was laid out in the Old Church's tower (nowadays named Livingstone Tower) to wait for the high tide to come in and ship his body to Zanzibar.

Bagamoyo was the German headquarters of German East Africa (first under the auspices of the German East African Company and then the German Imperial Government) between 1886-1891. Dar es Salaam became the new capital of the colony in 1891. During [World War I](#), in 1916, a British air attack and naval bombardment was launched on Bagamoyo, the Germans were overrun and the German garrison taken.

When the German Empire decided to build a railway from Dar es Salaam into the interior in 1905, Bagamoyo's importance began to decline.

Today

Today, Bagamoyo is a centre for [dhow](#) sailboat building. The [Department of Antiquities](#) in Tanzania is working to maintain the ruins of the colonial era in and around Bagamoyo and to revitalize the town. The [Bagamoyo College of Arts](#) ("Chuo cha Sanaa") is an internationally famous arts college in Tanzania, teaching traditional Tanzanian painting, sculpture, drama, dancing and drumming.

Some of the historical buildings and sites in the historical town.

- RC Mission and museum where there is the livingstone tower, the first church in East Africa, the baobab tree and many more artifacts of great historical importance. 1868 – 1903.
- The old sewa haji hospital. 1912
- The old custom house. 1895
- The Arab coffee house.
- Ruins of German store house. 1888
- Second Old German boma. 1897.
- First German boma Liku house 1888-1891.
- Caravan serai.
- Old fort. BUILT 1860 and fortified in 1870 -1888.
- Old German graveyards.
- The Kaole ruins. 1300-1700AD.
- The hanging place at BADECO. 1889

THE FORT BUILDING.



HISORICAL FACTS

The caretaker Mr William Lucas Kadelya gave me a chronology of the history of the building as follows:

1860- 1870	The original owner Abdallah Seleman Marhab started using it as a residential house.
1870- 1880	Representative of the Sultan of Zanzibar used the building
1880- 1884	Liwali used the building
1884 - 1919	Was used as a military base for Germany Soldiers.
1920 - 1961	Used as prison during the British rule.
1961 - 1974	Used as a prison during the post independence period of Tanzania.
1974 - 1992	Used as a district police station for Bagamoyo.
1992- 1995	Used as a college to train artisans for for conservation of historical buildings.
1995 – to date	Used as an historical building and is listed as one of the oldest standing buildings in Bagamoyo Town.

ASSESSMENT OF VALUE OF THE BUILDING.



HISTORICAL VALUE

It is the oldest standing stone building in the conservation town of Bagamoyo. As genealogy shows it has been utilized by all the major administrations running from the Arab era then the Germans and British colonialist and during independence by the Tanzanian government. Currently it has **attained age of 148 years old.**

TRUE OLD CONSTRUCTION VALUE.

The construction is typical a fort building with mass coral stone walls of 500 -800mm thick. The rooms are typical planned such that most of the rooms face an inner beautiful courtyard. The suspended floors are reinforced by mangrove poles exposed on the underside depicting a beautiful contrast of white washed mortar infill and black painted poles. The main entrance door of Arab and Indian architecture has been maintained though old. The parapet walls on the roof are shaped typical of old forts along the coast of east Africa.

AUTHENTICITY.

The fabric of the building has undergone minimum alteration in its existence of about a decade and a half. This is evident from old collection of pictures. A major renovation was done in the early 1990's whereby the decayed suspended floors was changed with new. Great care was done and in my opinion the conservation was successful and has revitalized the building to date.

SYMBOLIC VALUE.

The building is a historical symbol reminding the new Tanzanian generation of a past recorded by a standing building.

VALUE WITH REGARD TO THE OTHER HISTORICAL BUILDING IN BAGAMOYO.

The building has complementary value to the buildings which were used by the colonial rulers. History facts have shown that the building was used as a garrison, a prison and later a police station. Obviously this was a complimentary value at the time of operation but currently the building forms an important part of the history of Bagamoyo.

DOCUMENTATION.

The building has very scarce documentation in terms of drawings, pictures and written texts. One of the old pictures is shown in this document.

Because of this situation I have done an initial work of taking physical measurements of the building during the month of September and October. Basic drawings such as plans, sections, elevations and door/window schedules was done. More detailing need to be done when resources become available.

The collected documents form part of this report..



CURRENT SITUATION OF THE BUILDING.

A Visual room to room inspection was done in the month of November 2008 and report forms part of this report. Some of the rooms were not accessible during time of inspection. The text collected may be used as starting point for any survey which may be done when resources become available.

ROOM TO ROOM VISUAL INSPECTION REPORT.

	Visual description of existing situation.	Proposed remedial action.	Priority of remedy.
ROOM No 1			
Ceiling	Structure is intact.	None	N/A
Walls	Walls peeling off paint and weak plaster due to salty action.	Remove defective plaster and redo as per instruction in footnote.	
Floor	Red Cem/sand floor finish. Ok.	None.	
Electrical wiring/Fittings	Ceiling fan and light fitting intact.	None	PRIORITY NO 1
ROOM No 2			
Ceiling	Structure is intact.	None	
Walls	Walls peeling off paint and weak plaster due to salty action.	Remove defective plaster and redo as per instruction in footnote.	
Floor	Red Cement sand floor finish Ok.	None.	
Electrical wiring/Fittings	Ceiling fan and light fitting intact.	None	PRIORITY NO 1
ROOM No 3			
Ceiling	Structure is intact.	None	
Walls	Walls peeling off paint and weak plaster due to salty action.	Remove defective plaster and redo as per instruction in footnote.	
Floor	Red Cement sand floor finish. Damaged at up stands created at edges of room.	Hack damaged portions and redo to match existing.	
Electrical wiring/Fittings	Damaged fluorescent tubes.	Replace with new.	PRIORITY NO 1
ROOM No 4			
Ceiling	Structure is intact.	None	
Walls	Walls peeling off paint and weak plaster due to salty action.	Remove defective plaster and redo as per instruction in footnote.	
Floor	Red Cement sand floor finish. Repair patches visible.	None.	
Electrical wiring/Fittings			
ROOM No 5			
Ceiling	Structure is intact.	None	
Walls	Walls peeling off paint and weak plaster due to salty action.	Remove defective plaster and redo as per instruction in footnote.	
Floor	Natural colour Cement sand floor finish.	None.	
Electrical wiring/Fittings	Ceiling fan and lighting intact	None	PRIORITY NO 1
ROOM No 6			
Ceiling	Structure is intact.	None	

Walls	Walls peeling off paint and weak plaster due to salty action.	Remove defective plaster and redo as per instruction in footnote.	
Floor	Red Cement sand floor finish. OK.	None.	
Electrical wiring/Fittings	Ceiling fan and light fitting intact.	None	PRIORITY NO 1
ROOM No7 (STAFF WC).			
Ceiling	Structure is intact.	None	
Floor	Red Cement sand floor finish. Damaged by small percentage.	None.	PRIORITY NO 3
Walls	Main walls peeling off paint on all 4 walls, Wall tiles intact. Toilet partition walls old paint.	Remove defective plaster and redo as per instruction in footnote.	PRIORITY NO 3
Sanitary fittings.	3 WC'S but not in use. Wash hand basin intact but not in use because of lack of water. Piping system partly imbedded in walls.	Dislodge and check the foul and fresh water piping systems. Clean and tests all the fittings. Supply water to the toilets.	PRIORITY NO 3
Electrical wiring/Fittings	Lights not working. Exposed wiring.	Replace and redo wiring system.	PRIORITY NO 1
ROOM No 38 Conference on second floor.			
Ceiling	T&G timber ceiling-varnish finish. No leakage.	None	
Walls	Old paint. But surface is intact.	Wire brush old paint and re apply following specifications on footnote.	
Floor	Red Cement sand screed. Crack 1.5m observed. Damaged screed appr 2sqm.	Open up crack, observe and mend to structural engineer's specs.	
Electrical wiring/Fittings	4 Ceiling fans and 7 light fitting but not working.	Mend or replace with new.	PRIORITY NO 1
ROOM No 33			
Ceiling	Damaged mortar on one end but mangrove pole intact. Seem to be leaking.	None	PRIORITY NO 2
Walls	Serious vertical crack on one corner running top to bottom. Paint peel off on all 4 walls.	Remove defective plaster and redo as per instruction in footnote.	PRIORITY NO 2
Floor	Horizontal crack on entire edge linking wall and floor.	Hack and open crack up for structural engineer's inspection and recommendations.	PRIORITY NO 2
Electrical wiring/Fittings	Ceiling fan and light fitting intact.		PRIORITY NO 1
ROOM No 31			
Ceiling	Structure is intact.	None	
Walls	Light blue paint, peeling off.	Scrap off old paint and redo paint	

	Plaster is intact.	work.	
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	Light fittings missing.	Replace with new.	PRIORITY NO 1
ROOM No 28			
Ceiling	Structure is intact.	None	
Walls	Light blue paint, peeling off on exterior walls. Interior walls intact.	Scrap off old paint and redo paint work.	
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	Two suspended fluorescent Light fittings in position but not working.	Check the fluorescent tubes and replace or mend.	
ROOM No 29			
Ceiling	Structure is intact.	None	
Walls	Light blue paint. OK.	None.	
Floor	Red cement sand screed. One crack running across room.	Hack to open up, check defect, redo to match existing.	
Electrical wiring/Fittings	Two suspended fluorescent Light fittings in position but not working. One ceiling fan not working.	Check the fluorescent tubes and ceiling fan. Replace or mend.	PRIORITY NO 1
ROOM No 34			
Ceiling	Leakage on eastern portion thus damaging plaster.	None	
Walls	Sea side black stain because of leakage. Mangrove poles intact. Vertical crack on one corner.	Open crack and assess damage and mend as per structural Engineer's instruction.	PRIORITY NO 2
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	One ceiling fan and fluorescent lighting are in position, rusted casing, not working.	Fix new.	PRIORITY NO 1
ROOM No 35			
Ceiling	Structure is intact.	None	
Walls	Layers of paint peeling off. Vertical crack on one wall from floor to ceiling.	Open crack and assess damage and mend as per structural Engineer's instruction. Scrap off old paint and repaint as per specifications in footnote.	PRIORITY NO 2
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	One ceiling fan and fluorescent lighting are in position, rusted casing, not working.	Fix new.	PRIORITY NO 1
ROOM No 36			
Ceiling	Structure is intact.	None	
Walls	Layers of paint peeling off. Superficial vertical crack on one wall floor to ceiling.	Open crack and assess damage and mend as per structural Engineer's instruction. Scrap off old paint and repaint as per specifications in footnote.	

Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	One ceiling fan and fluorescent lighting are in position, rusted casing, not working.	Fix new.	PRIORITY NO 1
ROOM No 23			
Ceiling	Structure is intact. Leakage on one corner.	None	
Walls	Worn plaster 50% .Paint peel off.	Open crack and assess damage and mend as per structural Engineer's instruction. Scrap off old paint and repaint as per specifications in footnote.	
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings			PRIORITY NO 1
ROOM No 24			
Ceiling	Mass concrete in between the mangrove poles have begun to fall off. Roof is leaking.	Remove screed and worn roofing felt and replace with new. Fill up broken portions of mass concrete, re plaster and apply paint to match existing.	PRIORITY NO 2
Walls	Wall damaged at some points 2 two points where mangrove poles are resting.	Open crack and assess damage and mend as per structural Engineer's instruction. Scrap off old paint and repaint as per specifications in footnote.	PRIORITY NO 2
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings			PRIORITY NO 1
ROOM No 25			
Ceiling	Serious leakage. Four mangrove poles are rotten and have fallen off. Mortar in between poles have fallen for a part of the room.	Open up completely the damaged portion of the roof and re do to match existing.	PRIORITY NO 2
Walls	Green algae on exterior walls because of leakage.	Open crack and assess damage and mend as per structural Engineer's instruction. Scrap off old paint and repaint as per specifications in footnote.	
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	One ceiling fan and two fluorescent light tubes falling off and damaged.	Replace with new.	PRIORITY NO 1
ROOM No 26			
Ceiling	Structure is intact.	None.	
Walls	Peeling off paint and plaster.	Hack off old plaster to base. Re plaster and paint as per specifications in footnote.	
Floor	Red cement sand screed. OK.	None.	

Electrical wiring/Fittings	One ceiling fan and two fluorescent light tubes in position but not working.	Replace with new.	PRIORITY NO 1
ROOM No 16			
Ceiling	Leaking but structure is intact.	Remove worn screed and roofing felt and replace with new.	
Walls	Old paint applied over new. Peeling off.	Hack off defective and repaint paint as per specifications in footnote.	
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	One ceiling fan but not working.	Replace with new and fit new florescent lighting.	PRIORITY NO 1
ROOM No 15			
Ceiling	Structure is intact.	None.	
Walls	Old paint applied over new. Peeling off.	Hack off defective and repaint paint as per specifications in footnote.	
Floor	Red cement sand screed. OK.	None.	
Electrical wiring/Fittings	One ceiling fan but not working. One loosely fitted fluorescent light tube.	Replace with new and fit new florescent lighting.	PRIORITY NO 1
RM No 13 (GENTS WC).			
Ceiling	Intact ceiling except in wc area there is seepage of water from roof.	Seal leaking part of the roof with roofing felt. Repaint stained parts.	PRIORITY NO 3
Walls	Serious peeling of paint because layers of old paint have been applied over new. Damaged plaster in wash area and toilets.	Hack off all defective and loose plaster. Re- Plaster and paint anew as per specifications in footnote.	PRIORITY NO 3
Floor	Cement sand screed intact in most of the areas. Damaged at approx. 1sqm.	Hack damaged portion and make good to match existing.	PRIORITY NO 3
Electrical wiring/Fittings	Light fittings in position but not working.	Check and mend or replace with new.	PRIORITY NO 1
Sanitary fittings.	4 Urinals in position but not in use. 4 wash hand sinks but bibs missing. 3 Shower trays and ceiling rose in position but not in use. 3 western WC s in position but not working.	Test all sanitary fittings and mend or install new.	PRIORITY NO 3
Foul and fresh water pipes.	Partly imbedded in wall therefore cannot be examined.	Dislodge and test all the pipes. Remove worn out pipes and fit with new.	PRIORITY NO 3
Availability of water supply.	No water available for a long period.	Department of antiquity to make arrangement for reconnection of water supply after settling with current tenant.	PRIORITY NO 3

SUMMARY OF RECOMMENDATIONS FOR MAINTENANCE.

<p>PRIORITY NO 1 OVERHAUL OF ELECTRICAL WIRING SYSTEM AND FITTINGS.</p>	<p>DEFECT. As per regulations all wiring of a building should be overhauled after a period of 15 years. The wiring system of the building has outlived its lifetime because it was done in the early 1990's. As shown in the inspection report most of the light fittings and ceiling fans are in bad state.</p>
	<p>PROPOSED REMEDY.</p> <ul style="list-style-type: none"> • An electrical Engineer should be invited to prepare schedule and estimate for new wiring and electrical fittings. This is priority No 1 because it concerns the physical safety of the building with regard to fire safety.
<p>PRIORITY NO 2 ARREST STRUCTURAL FAILURES AND LEAKAGES. DESCRIPTION OF DEFECT.</p>	<p>DEFECT. Serious failure of the mangrove poles supporting the suspended floor is observed in one room on the ground floor. A mild dislocation of mangrove is observed in one of the rooms on the second floor. Both failures have been caused by leakage from the roof. One serious vertical is observed in one of the walls of the rooms on the second floor. Mild cracks are observed in other rooms.</p>
	<p>PROPOSED REMEDY FOR THE COLLAPSED MANGROVE STRUCTURE IS AS FOLLOWS;</p> <ul style="list-style-type: none"> • Prop up the entire room with wooden poles so as to provide a temporary support of the failed suspended floor • Carefully hack off the roofing felt, screed, lime coral aggregate mortar, stones. Remove carefully the defective mangrove pole and replace with new well treated mangrove pole or alternative. Lay coral stones followed by lime mortar mixed with aggregate and finally lay screed and roofing felt to falls
	<p>PROPOSED REMEDY FOR THE CRACKS IN THE WALLS.</p> <ul style="list-style-type: none"> • Check the roof and seal the roof for all parts which are leaking. Scrap off any weak screed and reapply new finished with roofing felt to falls. • Open up all cracks by hacking and allow structural engineer to examine and propose solution as per actual condition.
<p>PRIORITY NO 3 REVIVING THE TOILETES TO COME TO WORKING CONDITION.</p>	<p>DEFECT The toilets aren't operating because there is water disconnection because the building is leased to a tenant who has been unable to fulfill his obligation of the contract.</p>
	<p>PROPOSED REMEDY.</p> <ul style="list-style-type: none"> • Discussions should immediately be convened with the person who has been leased the building. In case he is unable to fulfill his obligation of the contract he should be terminated and other means be sought for water connection and reviving the toilets. • Check all sanitary fittings and piping system and rectify or replace according to inspection report.

<p>PRIORITY NO 4. REPLASTEING ALL PARTS OF PEELED AND LOOSE PLASTER.</p>	<p>DEFECT. Approximately 30 -50% of plaster has peeled off or is weak and loose. This has affected the exterior as well as the interior.</p>
	<p>PROPOSED REMEDY.</p> <ul style="list-style-type: none"> • Hack off all loose and weak plaster to the substrate. Wire brush exposed coral stones. Apply bonding agent and then re plaster using lime mortar. Apply white wash after it has been allowed to mature sufficiently.
<p>PRIORITY NO 5 REPAINTING OF EXTERIOR AND INTERIOR WALLS</p>	<p>DEFECT. The paint on exterior and interior walls is worn out and has grown black fungus because of passage of time. The last major paintwork was done in the early nineties.</p>
	<p>PROPOSED REMEDY.</p> <ul style="list-style-type: none"> • Scrap off all old paint with a wire brush. Apply three or four coats of lime wash mixed with slight amount of antifungal chemical
<p>PRIORITY NO 6 REPAIRING DEFECTIVE DOORS AND WINDOWS</p>	<p>DEFECT. Some few doors and windows have been dislocated from the hinges.</p>
	<p>PROPOSED REMEDY</p> <ul style="list-style-type: none"> • Check all door and window shutters and frames and restore with minimum alteration. • Sandpaper all old paint or varnish and apply new to match previous.
<p>NUMBER 7</p>	<p>Ensure periodic maintenance is done after completion of this major rehabilitation.</p>

ANALYSIS FOR SELF SUSTANABILITY OF THE BUILDING AND POSSIBLE SULTION FOR ITS FUTURE USE.



STATISTICS OF INCOME AND NUMBER OF VISITORS TO THE HISTORIC OLD BAGAMOYO TOWN JULY 2007 – JULY 2008.

MONTH	INCOME Us d	FOREIGNERS		TANZANIAN NATIONALS	
		ADULTS	STUDENTS	ADULTS	STUDENTS
JULY 07	680	150	61	91	1407
AUG 07	1000	188	26	230	2198
SEPT 07	800	147	31	120	1289
OCT 07	520	174	26	80	645
NOV 07	480	68	1	78	1397
DEC 07	590	77	69	155	813
JAN 08	550	160	37	180	144
FEB 08	470	162	16	118	243
MAR 08	590	174	-	154	595
APR 08	300	30	60	48	800
MAY 08	425	47	80	155	617
JUNE 08	635	96	10	230	1037
	7,040 USD	1,473	417	1,639	11,185
GRAND TOTAL.					14,714

VISITORS AND INCOME GAINED.

The above statistics gives a general overview of the situation of the income earned by virtue of visitors visiting this great historical town. As depicted in fore pages of this report I have listed only a few of the historical sites and monuments numbering twelve. This means even if income gained is devoted to one monument or site per annum it is still insufficient for proper maintenance or pay for running expenses such as water bills and electricity. Currently maintenance, conservation, restoration or remodeling is done by seeking funds from donors or the central government. In my opinion this need not be the case. It is high time for this historical town to be able to sustain itself by utilizing its own rich resource.

CURRENT USE OF THE FORT BUILDING.

The building is currently still under lease. I Have not been able to have access to the conditions of the agreement but as shown in the inspection report, the building has been left without care for a very long period of time. The department has offered to provide three caretakers but maintenance of the building and payment of running expenses such as payment of water bills and electricity has been neglected completely by the tenant. Meeting of stakeholders held on December 2007 proposed immediate termination of this abortive agreement. As soon as consensus has been reached, plans of revitalizing the building may commence.

POSSIBLE FUTURE USE OF THE OLD FORT.

Stakeholders have proposed three possible uses of the building as follows:

- School for training artisans who will have capacity to construct using the traditional methods and materials.
- Open a tourist hotel.
- Lease the rooms to small traders of arts and craft.

A rational and most viable use of the building may only be made by conducting a proper feasibility study. I however propose some criteria for study when resources become available.

- Any future use of the building should not deny access of visitors into the building. As an historical building access into the building should be given great consideration. If not 100% percent than at least partial access should be possible.
- A proper economical analysis should be done before entering into any agreement.
- Conditions of maintenance should be clearly be taken into consideration and penalties be clearly be stated.

PROPOSED WAY FORWARD

- An estimate cost for the conservation should be done.
- Further detailed documentation is needed when resources become available.
- Speed up a consensus with the current tenant so as to allow action of revitalising the boma.
- Stake holders to speed up agreement of future use of the boma.
- A maintenance plan to be prepared in conjunction with the conservation plan.
- Demarcation of the site boundaries should be done showing clearly the boundary of the site with beacons.

CONCLUSION

The building has not received maintenance for more than ten years. However the visual inspection has revealed that damage isn't extensive. The reason given for non maintenance is that the building had been leased to a person but he has failed to fulfill a major part of his obligation. Process of discharging the current agreement is underway. As soon as agreement will be reached then the department of Antiquity will be in position to proceed with the maintenance program.

The current fee paid by visitors may be too small. A critical look of the current rate could be considered so as to match with the current economic situation. Maybe an option of revising the fee could be considered.

REFERENCES AND NOTES:

Bagamoyo town of palms by G. Mercer

Bagamoyo Town guide prepared by department of Antiquities catholic Museum, Bagamoyo.

Interview with in charge and caretaker of fort building Mr William Lucas Kadelya.

Colonial record books from National Archives, Tanzania.

Presentation of report to stakeholders of the old Bagamoyo Town prepared by A+P Consultants Architects and planners

Internet extracts from websites on Bagamoyo <http://en.wikipedia.org/wiki/Bagamoyo>"

Drawings and photos prepared by Architect Joseph M. Samwel in period between May – November 2008.

Notes:

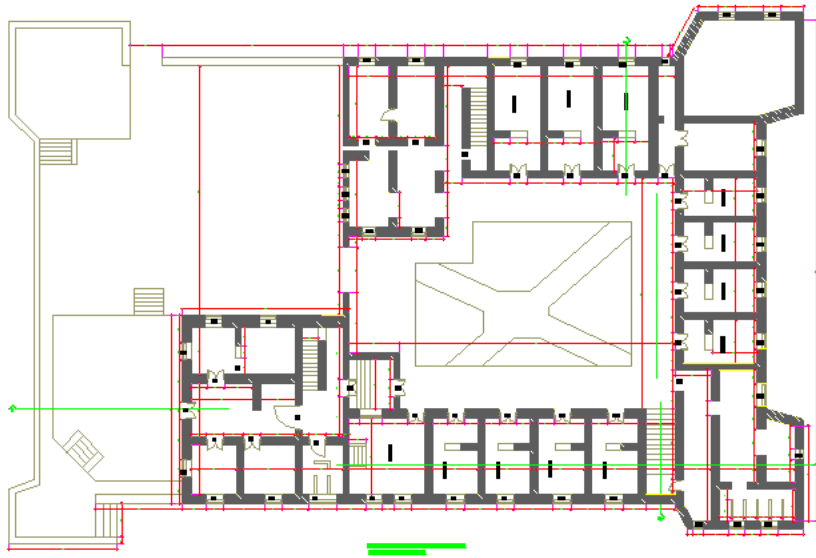
- Detailing of the drawings will be done when further resources for investigation become available.
- Some rooms were not accessible during time of inspection. Measurements and assessment will be done at time of more detailed survey.



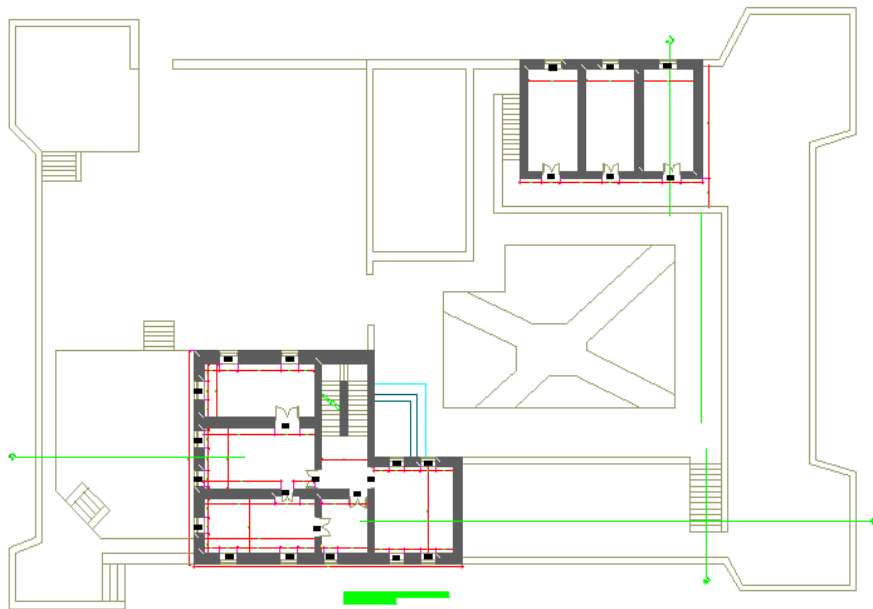
View of the double storey.



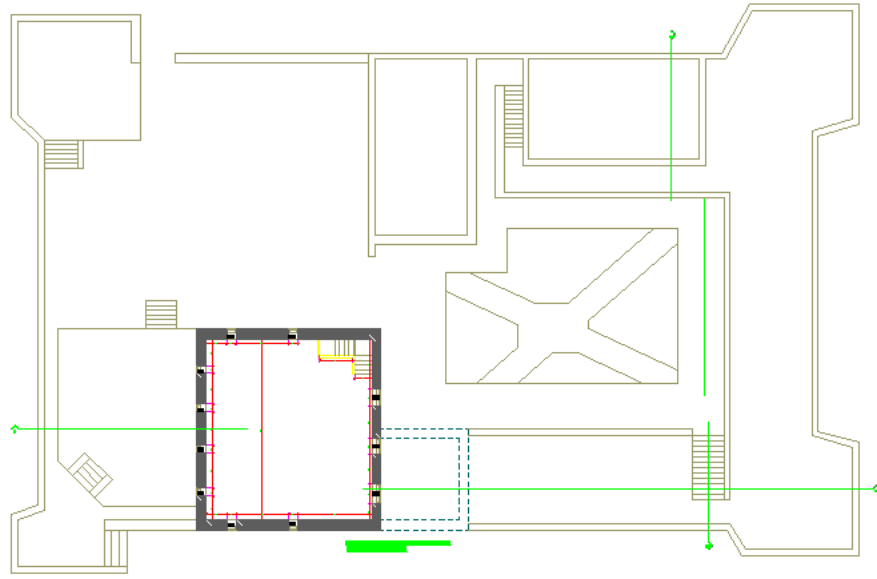
Main entrance door.



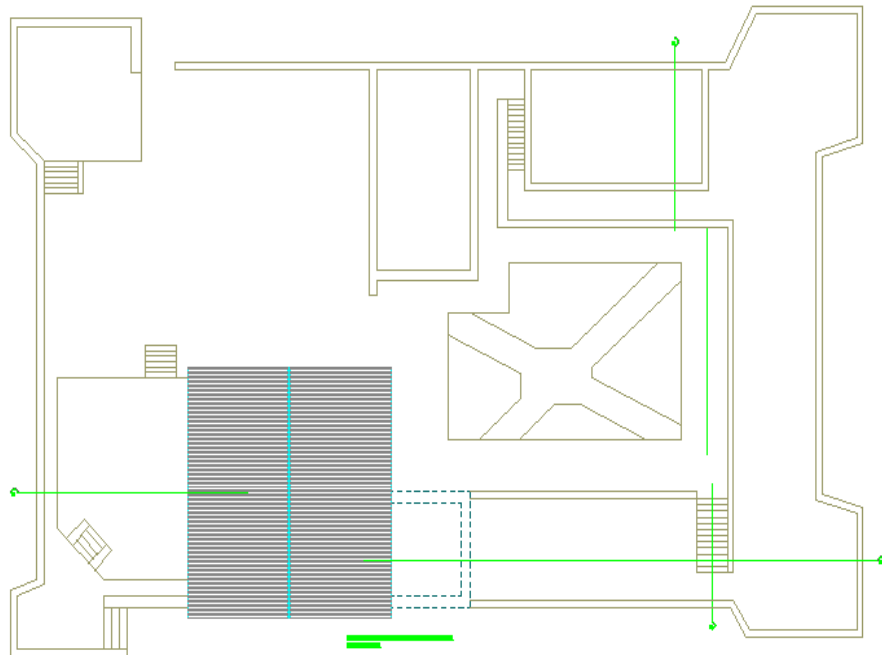
GROUND FLOOR PLAN



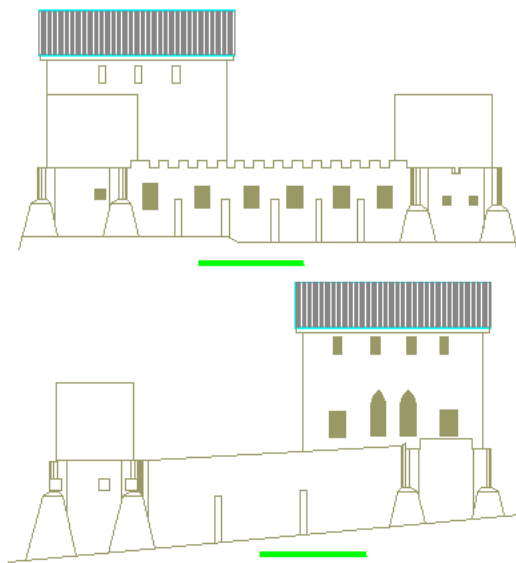
FIRST FLOOR PLAN



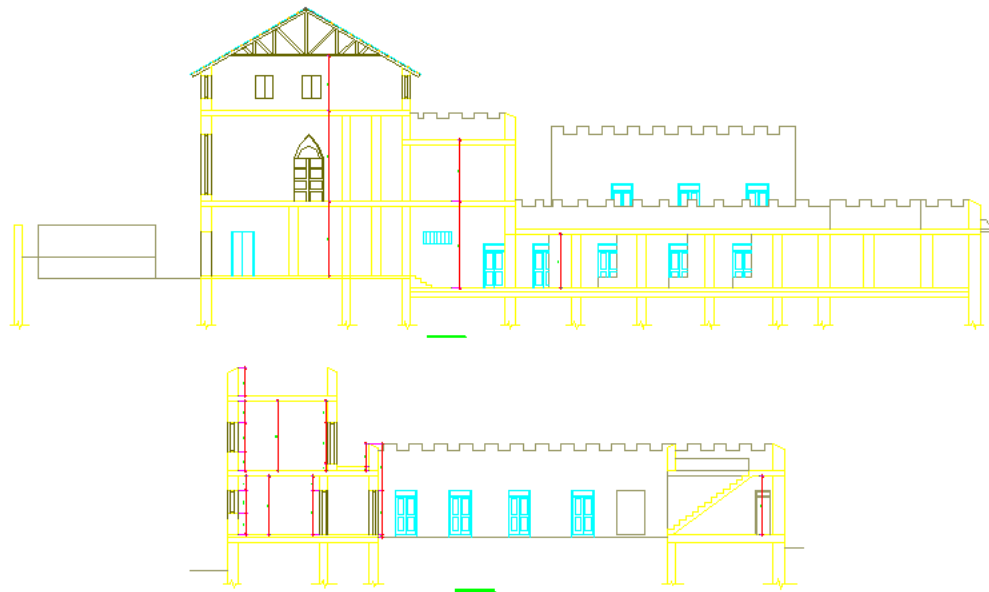
SECOND FLOOR PLAN



ROOF PLAN



RIGHT AND LEFT HAND SIDE ELEVATIONS.



CROSS SECTIONS



FRONT AND REAR ELEVATIONS.

FORT BUILDING-BAGAMOYO. (DOOR AND WINDOW SCHEDULE).

SCHEDULE OF DOORS AND WINDOWS.