I. INTRODUCTION
PREAMBLE
CAPE COAST DESIGN WORKSHOP

1.0 We are thankful for the week we have spent in Ghana’s Central Region. Cape Coast has welcomed us and we have discovered the wealth of the culture and the hospitality of the residents and their belief in making the future a better one.

This week, it was our privilege to collaborate with community members and the highly trained professionals who are here. We have realistically discussed the views of this community and we value the input from the key decision-makers.

Today, Ghanaians are independent, moving forward from a colonial past. This is the foundation of our mutual understanding and agreements for the future.

2.0 The Natural Resource Conservation and Historic Preservation Project has provided a beginning to a process that will continue well into the future. The funding and technical assistance provided by the project has enabled activities that the Cape Coast community will soon need to maintain. There is a new direction that relies on your awareness of the importance of heritage conservation and your engagement in making it a focal point for the development of tourism and of the region. Travelers expect authentic experiences from honest depictions of local customs, historic buildings, and local people. Therefore, a political commitment to heritage conservation is necessary and broad community support is key to its implementation.

3.0 The relationship among all the individuals involved in the projects we have seen is one based on partnership, real partners sharing the investment (and communities can contribute labor, if not capital) and the rewards of making heritage conservation a priority. A partnership between institutions implies a contractual relationship. Contracts express the commitment of both parties to implement their spirit and their letter. We have, therefore, each given our word.

Partnerships have been made through projects in Cape Coast, for example, the rehabilitation of Heritage House (formerly Government House) or the implementation of the small building grants programme, with first grants awarded to the Oguaa Traditional Council to help repair Posuban shrines. The way our contracts are imple-
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4.0 Why is conservation the object of this partnership? Conservation is an essential activity in all parts of the world. It is a mark of respect for our history and for our ancestors. Through this process, we are in a position to leave to future generations evidence of the past from which they, through the words of their elders, reconstruct the past and build up their own identity. Conservation is therefore, first and foremost about people. This is also shown through your commitment to rehabilitate the basic infrastructure of the conservation areas along with the historical buildings and sites. Clean water, proper standards of sanitation, repaired buildings and the passing of traditions, go hand in hand.

5.0 Conservation is finally tourism and tourism will represent a substantial contribution to community development in the future. It promotes international exchange. Therefore, tourism is a) a fair bargain in as much as returns to the communities on capital investments can be ensured and b) a fair system of redistribution of tourism revenues be found which also takes into account the interest of the local communities.

6.0 Finally, conservation and the development of tourism are a major way to promote international understanding and exchanges. The younger generation has not missed this point when they regularly seek to exchange addresses with visiting travelers. Further, it develops exchanges among countries and cities, and promotes the discovery of other continents and cultures.

It is in this spirit that we issue our report, that we give our findings and we convey our philosophical basis for heritage conservation in Cape Coast.

The built environment of the historic district accommodates an intricate combination of social and cultural traditions, sites, activities and practices that is unique to Cape Coast. Proposed changes in the physical form and infrastructure of the historic district should not disturb or displace these practices or activities. Heritage conservation concerns should be addressed in equal priority to negative impacts to the natural environment or to public health.

Cape Coast represents layers of history. Each layer is significant. Vernacular resources and traditional activities are as important in the story of Cape Coast as its colonial past of slave trade. Each layer ñ before Europeans, while colonized and af-
ter independence ſ contains resources that should be recognized and protected. It is not for us ſ it is for our children and their children.

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PROJECT OVERVIEW

US/ICOMOS launched a project in Cape Coast, Ghana, that focuses on the ecology of heritage and the thoughtful management of change. Working with Conservation International, which is undertaking a broad program of natural resource conservation and the overall project management, US/ICOMOS is implementing the historic preservation component of a USAID-funded grant.

This two-year project, the Consolidation Phase, Natural Resources Conservation and Historic Preservation Project, Central Region, Ghana, is building on an earlier, larger grant that restored three of the most significant castles and forts (all World Heritage Sites) along the former Gold Coast, established a museum and interpretive programs, created a protected, national rainforest park (Kakum National Park), worked with local communities to develop alternative agricultural and business ventures and developed tourism literature.

A major accomplishment of the first phase was the creation, with a US$2 million endowment from USAID, of a regional nonprofit, the Ghana Heritage Conservation Trust (GHCT), charged with the long-term conservation, management and development of the cultural and natural resources in the resource-rich triangle of Cape Coast-Elmina-Kakum.

In the consolidation phase, US/ICOMOS turned from the bricks and mortar conservation work at the national monuments to focus on the historic towns that grew around them. The project will develop local preservation activities and community work to try to guide sensitive development, and re-knit the fabric of the community to make it sustainable once more.

Project activities focus on four areas:

PLANNING

• A digital inventory of cultural resources is being created. Project staff is collecting data with the assistance of survey teams of architecture students from the University of Science and Technology, Kumasi, and national service workers. The New Media Center of the University of Virginia is processing the data and creating the inventory database of images and text.

• A Municipal GIS (Geographic Information System) is being constructed for the historic core of Cape Coast under the US/ICOMOS Cultural Site Analysis Initiative. The former Regional Minister, Hon. Kojo Yankah, M.P., has named this the official municipal GIS of Cape Coast, to be used by all local and regional planning authorities. Analyses of the
GIS data will emphasize the importance of cultural resource management in the context of economic and urban development.

- A design workshop was held in August 1999 to bring together international, national and local professionals in architecture, preservation, landscape architecture, urban planning and cultural tourism. Their charge was to analyze the information compiled in the inventory and the GIS, and gathered from the local community, in order to draft a Conservation and Tourism Development Plan for Cape Coast. This document is the product of that workshop.

COMMUNITY OUTREACH

- A legal study of Ghanaian environmental law, cultural and natural, was commissioned of a scholar at the University of Legon. With this background knowledge, the Executive Director of the U.S. National Alliance of Preservation Commissions made presentations in Cape Coast and Accra, to local, regional, national and traditional authorities on the general issues involved in historic district and conservation area legislation. The options for effective local ordinances were outlined and discussed.
- A series of town meetings are being held in the local community to develop awareness of historic preservation, Cape Coast history and opportunities for tourism development.
- With the assistance of Agoro Theatre for Development Programme, concert parties, a local popular artistic expression in music and dance, will be scripted to inform and educate the local community about the goals and objectives of heritage conservation.
- The Municipal Assembly with the Oguaa Traditional Council and in conjunction with neighborhood and religious groups, are organizing clean-up days in the town center.
- A small grants program, in the form of materials only, is being offered to the Oguaa Traditional Council and to owners of significant privately-owned structures in the historic core for maintenance and restoration work.

RESTORATION OF GOVERNMENT HOUSE

- A very visible, public and official endorsement of cultural resource protection is the Regional Administration's support to restore Government House and make it the focal point of tourist services in Cape Coast. One of the most prominent buildings in Cape Coast, it was at different times the former seat of the British Governor, a hospital and a private residence. It was re-commissioned as Heritage House and the Ato Austin Memorial Garden and will house the offices of the Ghana Heritage Conservation Trust (GHCT), a satellite office of the Ghana Tourist Board, a restaurant, handicrafts concessions and space for local events and exhibitions.
INTERPRETATION AND EDUCATION

- An exhibition on the Heritage House restoration was mounted for the opening of restoration work; it has evolved with the project and will become a permanent exhibit.

- With the Ghana Tourist Board (GTB) and Conservation International (CI) a tour-guide training program was begun in spring 1999. Local residents, primary school teachers and others had the opportunity to be trained as tour guides. The new nonprofit National Tour Guide Association is cooperating, and at the same time developing standards and accreditation guidelines.

- With information obtained from the inventory of historic sites, the GIS data of physical features and historical research, walking tour itineraries are being developed for Cape Coast and the sister town of Elmina. These tours will be led by community tour guides.

- A program to support local artists and artisans will be developed in the second year to develop signage and markers for tour itineraries and historic sites in Cape Coast.
THE NEED FOR A CONSERVATION AND DEVELOPMENT PLAN

One of the main objectives of the workshop is to develop recommendations that may help in the creation of an official conservation and tourism development plan for Cape Coast. The lack of an integrated conservation and development plan for the Cape Coast area, that enjoys the support of the local community, can be dangerous in a time when tourism is expected to grow rapidly. A solid policy on town planning in connection with tourism is very much needed. The conservation of the various monumental townscapes in the historic town of Cape Coast should play an important role in the comprehensive plan. Some aspects of such a plan are addressed in this design workshop report.

Cape Coast Municipality, described as the tourism heartbeat of Ghana, has no approved broad, overarching physical plan to guide its growth, conservation and development. Physical developments have largely followed lines of communication or around the areas of traditional economic activities. This has resulted in a physical form characterized by the following:

• A sprawling residential layout with its attendant problems
• Proliferation of substandard structures
• Inadequacy of utility services in many houses
• Insufficient vehicular and pedestrian access to many houses
• Unsanitary surroundings, ineffective drainage system and unplanned refuse disposal dumps
• Vehicular/pedestrian conflicts
• Conflicting urban land uses
• Insufficient legislation to promote growth, control development and provide for heritage conservation

Despite the above problems, Cape Coast Municipality has many development potentials, some of which are:

• Its role as an educational center for Ghana
• The presence of many tourist attractions including historical monuments and buildings, forts and castles, hotels, beach resorts, an efficient telephone network, electricity, water and international highways

All of these factors amongst others are essential to regional development and allow the municipality to serve as an engine of growth.

Sustainable development for Cape Coast would help elevate the living standards of the people in the township and the country as a whole.
It is against this background that emerges the need to prepare a comprehensive plan for Cape Coast in order to tap the full potential of its unique resources and to guide physical development.

Such a plan must be an integrated plan, that would harmonize all sectorial plans of the various agencies like tourism, water, education, electricity, transportation, economic activities, social development, etc.

The plan must be flexible, open-ended, and must be able to withstand the changing landscape of the socio-political situation of the country.

It is expected that the Town and Country Planning Department at Cape Coast, which is an authorized Government agency which prepares such integrated plans, would be well resourced with the necessary equipment (vehicles, computers) and other logistics to finish such a plan as rapidly as possible.

GIS AS A PLANNING TOOL

Charette recommendations are based in part on information derived from a geographical information system (GIS) that is being constructed for the Natural Resources Conservation and Historic Preservation Project, Central Region, Ghana. The GIS contains layers of information about both natural and cultural attributes of the Cape Coast landscape. These include:

- Environmental parameters like topography and hydrology
- Infrastructure, such as roads, water, sewer, and electrical lines
- Historic and archaeological sites and districts
- Traditional use areas, such as shrines, fish smoking and net mending areas, and traditional locations for vending activities

Once the locations and attributes of natural and cultural features are incorporated into the GIS it can be used in a great number of ways. Among these are:

- Planning and prioritizing infrastructure improvement
- Selecting the most favorable locations for site development
- Identifying cultural and natural resources threatened by natural processes such as erosion, and human activities such as road construction
- Identifying areas of conflicting and incompatible use
- Planning tour routes
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- Identifying best locations for signs and other informational devices to be used by tourists and local residents
- Recognizing optimal locations for handicraft production and marketing areas

GIS construction is being accomplished as a part of the US/ICOMOS Cultural Site Analysis Initiative. This initiative has greatly benefited from the generous support of the Earth Science Research Institute (ESRI) Corporation. In particular, thanks are due to Sambus, Inc., the ESRI distributor for the West Africa region, and its owner, Samuel Aboah. Special thanks are also due to Charles Convis, the head of the ESRI Conservation program. Through the efforts of these people, training was provided in November of 1998 to members of the project team residing in Cape Coast. Both the Ghana Heritage Conservation Trust (GHCT) and US/ICOMOS were represented.

Data from a variety of sources has been incorporated into the Cape Coast GIS. These include declassified intelligence satellite photographs, black and white aerial stereo pairs, color aerial photographs obtained by Conservation International in 1998, digital maps of Cape Coast obtained from the Survey Department of Ghana that were produced from black and white aerial stereo pairs. Data was taken also from an inventory of historic sites and districts, as well as of traditional use areas (see above). Two reports produced by The Consortium, in Accra, in 1993 (with funding from the World Bank) and 1994 (funding from the United Nations Development Program) also provided extremely useful attribute information that greatly enriched the GIS. A more complete description of the GIS can be found on the ESRI Corporation website www.esri.com by following the hyperlinks to the 1999 ESRI User Conference, then searching for the paper presented by Douglas C. Comer, the director of the US/ICOMOS Cultural Site Analysis Initiative.

This GIS will hopefully serve as the core of a GIS database that will be used in the management and conservation of cultural sites throughout the Central Region. It has already been adopted as the municipal GIS for Cape Coast, and plans are being discussed to provide for the hardware, software, training and technical support that will be needed to utilize it fully. Currently the Town and Country Planning Department of Cape Coast is without computers. Developing the capacity in the Central Region to maintain, enrich, and use the GIS will greatly empower the local population to maintain the unique character of their landscape and to preserve the natural and cultural resources therein.
THE INVENTORY OF CULTURAL RESOURCES

A digital inventory of cultural resources is one data set that will ultimately be integrated into the GIS, but it is also a critical planning and research tool on its own. Based on earlier studies by Professor A.D.C. Hyland (The Conservation of Ghana’s Architectural Heritage: Report to the Chairman and Members of the National Commission on Culture, on the Identification of Ghana’s Historic Buildings and Sites, and their Protection Through Legislation and Statutory Provision for the Listing of Historic Buildings and Sites and the Designation of Conservation Areas, June 1995), the inventory seeks to document all the culturally significant structures, sites and associated objects within a defined area in the historic centre of Cape Coast. The inventory will include buildings, groups of buildings, sites (parks, open spaces and cemeteries) and other structures, as well as cultural landscapes that lie within its perimeter. The inventory will include secular and religious resources, from the pre-colonial, colonial and post-colonial eras.

The documentation will consist of data forms, digital images, and other documents that may be available such as historical photographs, measured drawings, written research and transcriptions of oral histories.

The task of constructing the inventory is, as in the case of the GIS, enormous and never-ending. There is a wealth of information to find and to include in the inventory, and data must continually be verified and up-dated. The work of building the inventory was begun in winter 1998-1999, with the cooperation of the faculty and students of the University of Science and Technology, Kumasi. Two hundred and fifty structures were surveyed, and measured drawings were produced for 25 structures.

The development of the inventory database is possible thanks to the contribution of technical assistance from the New Media Center, University of Virginia, managed by Michael Tuite. The Center will process all data collected and organize it into an integrated, web-based viewable and consultable form.

Although the inventory will eventually be handed over to the appropriate Ghanaian authorities, the New Media Center will continue to manage and add to the inventory and to host the database as long as their technical assistance is needed.
COMMUNITY BENEFITS AND RESPONSIBILITIES

A hard and early lesson in life is the realization that benefits and privileges go hand in hand. The primary goal of the Natural Resources Conservation and Historic Preservation Project is not to establish a historic district in Cape Coast and conserve the structures within it; but rather to assist the members of the community to identify the means and the resources to undertake these projects themselves.

Tourism development appears to offer enormous potential benefits to Cape Coast, but it is essential to keep in mind that the first and most important reason to undertake both infrastructure improvements and heritage conservation activities is for the benefit of the citizens of Cape Coast. A vital community, that values its heritage while providing for the economic well-being of its citizens, is a community that attracts tourism. What is good for Cape Coast, is good for tourism.

On the other hand, no matter how many buildings are restored, and open spaces rehabilitated, no matter how much financial assistance is offered to Cape Coast by government and donor agencies, this alone will not insure the success of tourism initiatives.

If the people of Cape Coast improve and develop their community, if they preserve their cultural heritage, if they are activists in their community, the benefits of tourism will be greater and longer lasting. A healthy community is one that is concerned with the spiritual and cultural lives of its citizens, and assumes the responsibility for the common good.

This document produced by the Cape Coast Design Workshop outlines many ways, at a small-scale community level, that citizens can participate in the tourism industry. Cooperation with the neighboring community of Elmina and the managers of Kakum National Park is also essential to the success of tourism in Cape Coast.

The Conservation and Tourism Development Plan outlines what needs to be accomplished by Assembly members, local and regional government agencies and traditional authorities. Individuals and institutions must work together to promote the interests of the citizens of Cape Coast and to reconcile and coordinate their efforts. There is strength in numbers, and where resources are scarce, everyoneís efforts must count.
ARCHITECTURAL AND URBAN CONSERVATION OF CAPE COAST’S HISTORIC CENTER ñ GENERAL CONTEXT

Of all the cities and towns of Ghana, Cape Coast ñ capital of the Gold Coast colony until 1877 ñ has the most extensive surviving historic core of pre-1900 building, and the greatest potential for revitalization and economic regeneration through repair, rehabilitation, and where necessary, reconstruction, of the existing building stock. A visual survey carried out in 1991, in association with the Urban Conservation Study commissioned by CEDECOM [Central Region Development Commission] from the Department of Architecture of UST, Kumasi, identified about 750 no longer habitable rooms in the existing housing stock in the historic core, contained within Beulah Lane, Aboom Road, Aboom Wells, Kototuraba Road, Ashanti Road, Sam Road, and the coastline between the Town Hall and Amanful Methodist Church.

Cape Coast is an ancient and historic town, and its role in Ghana's history a long and honorable one, despite its still evident associations with the slave trade. Although a dependency of the Fante State of Fetu in the 16th century, the market of Oguaa was flourishing when William Towerson, the English navigator, visited 'Don John's town' in 1555, and when Paul de Marees documented it in 1600. Future generations of Ghanaian school children ought to be able to study the roots of their country's development as a modern nation by visiting its historic sites, and places associated with key figures in Ghanaian history. For many years, the Castle has served as an educational resource, a role being significantly extended and enhanced under the present Natural Resource Conservation and Historic Preservation Project, funded by USAID, as part of the Central Region Integrated Development Program. But the town that has grown up over the past three years outside the walls of the Castle has hardly begun to be exploited as an educational resource.

Still less has the historic core of the town been explored as an economic resource, despite its potential for economic regeneration as a major tourist venue ñ comparable with Mombasa in Kenya, Goa in India, Cartagena in Colombia ñ providing hotels, guest houses, restaurants, bars, museums, shops, craft workshops, artists' studios, and a whole range of cultural, commercial and recreational facilities. Individual historic buildings, groups of buildings, public and private open spaces within and around groups of buildings, are capable of adaptation for one or another of the above uses. In time, we may expect growing demand for accommodation in Cape Coast to provide the incentive and the resources for the rehabilitation and the adaptive re-use of older buildings and for the reconstruction or replacement of those that have fallen into ruin. In the meantime, measures need to be taken to protect the older housing stock from further deterioration or unnecessary demolition.
In the late 1950's and early 1960's, a large area to the north and north west of the Castle was cleared for central area re-development. Many old houses were demolished: only Christ Church, the oldest Anglican church building in Ghana, survived. The new Post Office, High Court and Ghana Commercial Bank buildings now occupy the greater part of the cleared land. Only the area immediately to the North of the Castle has to date remained undeveloped. It can be argued that the facilities provided in the new buildings needed to be in the town centre, that the scale and complexity of their operations could not be accommodated in the buildings that formerly occupied the land, and that the new purpose-designed buildings were necessary for the efficient functioning of those facilities. Such an argument is reasonable, perhaps incontrovertible: certainly such arguments prevailed in most cities in the 1960's. But in hindsight, we may question whether such wholesale demolition was really necessary. Brae-side House, one of the more handsome 19th-century houses of Cape Coast, splendidly situated overlooking Victoria Park, was demolished to make way for the new Post Office. A building of such quality ought to have been protected by being 'listed' as a historic building.

Further inland, what was for over 100 years Cape Coast's most handsome commercial building, Swanzy Mills, occupied a prominent site on Jackson Street. A substantial three-storey building in stone, it was built in 1840 by Elizabeth Jackson, daughter of the mulatto trader James Dawson, and wife of an English trader James Jackson, as the principal Jackson family residence and trading depot. After her death, James Jackson married her sister Catherine, widow of Frank Swanzy. (The four people named were all key figures in the economic development of the Gold Coast Colony in the 19th century: the house was a striking reminder of a formative period in Ghana's economic history.) Eventually passing into hands of the United Africa Company, the building was sold by that company as surplus to requirements in 1971, and shortly afterwards demolished by its new owner, to clear the site for redevelopment by the banal commercial block of offices that currently occupies it. Such demolition should never have been permitted but the local administration was powerless to prevent it, there being no legislation in force to protect the building. Fortunately the building had been surveyed and documented by the Department of Architecture of UST Kumasi, in 1969, and the published documentation survives as an educational resource.

Fortunately, not all-recent interventions in the building stock of the historic core of Cape Coast have had malign consequences. Two positive interventions which have indisputably added value to and enhanced the physical environment of the town have been the recent restoration and rehabilitation of the historic Ouwusu Ansa House the former St. Mary's Convent building, on Royal Lane by the Roman Catholic Archdiocese, owners of the property for lease as offices from which to administer the USAID-funded Natural Resource Conservation and Historic Preservation Project; and the more recent restoration and rehabilitation of Government House, completed earlier this year, for occupation by the Ghana Heritage Conserva-
tion Trust and to serve as a flagship for the Urban Conservation Program administered by US/ICOMOS. Both projects demonstrate the benefits of the policy of architectural conservation that is implicit in the government's support for and participation in the programme. Government House was recommissioned as Heritage House, signifying its new role.

A sample visual survey of the historic core of Cape Coast, all that was possible in the limited time available, identified between forty and fifty buildings and sites of historical importance, architectural quality or cultural significance, that ought to be protected by disting'; the total within the municipal boundaries would probably be double the above figure. The list is incomplete. It includes churches, e.g. Christ Church Anglican Cathedral, Wesley Methodist Church, St. Francis Roman Catholic Cathedral; public buildings, e.g. Heritage House, Gothic House (PWD District Offices) etc.; private houses, e.g. Fortgate House (former home of the lawyer Kobina Sekyi), Owusu Ansah House (former St. Mary's Convent); graveyards and cemeteries; monuments and memorials; Posuban shrines; and several groups of buildings (e.g. in the Idan/Ntsin area, and on the North and East sides of Dawson Hill) within potential conservation areas.

One such conservation area is the area immediately to the south of Heritage House embracing the former garden of Government House, restored as the Ato Austin Memorial Garden, and defined by Chapel Square and Chapel Street to the East, the houses lining Garden Street to the West, and Victoria Park to the South. The urban conservation working group recommend that priority be given under the current phase of the project to the conservation and rehabilitation of this area, because of its key position on the visitors route between Cape Coast Castle and Heritage House. Not all the buildings within the defined area are historic. The present Anglican Mission House, an undistinguished late 20th-century building which replaced the earlier 19th-century Mission House; the Municipal Library, a Modern Movement building designed by Cubitt, Scott and Partners, dating from the early 1960s, a handsome building in its own right, but incongruously projecting into the garden of Heritage House; and Topp Yard, a modern cinema house that perpetuates the memory and occupies part of the site of the former historic trading establishment, Toppis Yard, are three modern buildings that occupy part of the 'conservation area'. But the buildings lining Garden Street form a homogeneous group of 19th and 20th-century buildings that serve as a foil to Heritage House and its garden, and contain at least three buildings of historic and architectural value, one of which is the Kofi Hill House (the first colonial Police Station in Cape Coast).

Between Topp Yard and Victoria Park is one of the major architectural treasures of Cape Coast, largely concealed under half a century of neglect, Gothic House. This handsome house, in state ownership for well over a hundred years, was built by the mulatto trader, James Dawson, as his main residence and trading establishment around 1815. The building is
currently occupied by the Public Works Department and various other government departments and non-governmental organizations (NGOís).

Gothic House, so named for its Gothic Revival architectural features, deserves a more fitting role. The quality of the architectural design of the original building, with its handsome entrance gateway and monumental flight of steps leading to the gazebo-like entrance pavilion overlooking Victoria Park, the extent of its site (approx. 0.5 hectares) and the extensive accommodation it contains, gives the house the potential, and the opportunity, for conservation, restoration and re-development as a major revenue-earning heritage and tourism resource. Ideas canvassed so far include an official residence for the Omanhen of Oguaa (the traditional chief of Cape Coast) and a 30-bedroom heritage-style hotel.

The working group advocates that studies be initiated under the present phase of the project, for the implementation of the conservation and rehabilitation of the above 'conservation area' as a pilot urban conservation project, and for the restoration and adaptive conversion of Gothic House to an appropriate new use.

At the same time, a thorough programme of survey and documentation of all the properties, and private and public open spaces within the historic district should be put in hand, with a view to scheduling all historically, architecturally, culturally or environmentally important sites, as part of the proposed historic district protection legislation process.

Design and construction guidelines need to be drawn up, to ensure that all protective interventions and development or change-of-use proposals are designed and executed in a manner that acknowledges and respects the traditional and historic architecture of Cape Coast, and that is not alien, incongruous or intrusive to the historic fabric of the city.

An outline five year plan for the urban conservation of the historic district is found on p.78.
URBAN INFRASTRUCTURE IMPROVEMENTS

In assessing conditions in Cape Coast, the workshop participants came to the conclusion that certain recommendations concerning urban infrastructure improvements needed to be addressed because of their impact on quality of life for the local residents and on heritage conservation projects in the historic town.

SOLID WASTE
It is recommended that house to house solid waste collection and management be adopted; it is also appropriate to have a number of refuse depots located within the study area. The siting of these depots should take into consideration indicators such as accessibility. It will be appropriate for each house to have standard storage receptacles.

It is also necessary to locate sites to be used as final disposal site for solid waste. The selection of these sites should be done with the appropriate agencies such as Town & Country Planning Department, Environmental Protection Agency and Ministry of Health.

Since 1997, the NGO GROWTH has successfully developed and operated a house to house collection system on a pilot 2000 households in Accra which may serve as a basis to modernize the existing method of solid waste collection.

SEWERAGE
Adequate provision for storm water drainage should be made when detailed road designs are being prepared. The possibility of providing a central sewerage treatment plant or a group/individual septic tanks should be examined. The most economical, efficient and suitable system should be implemented.

WATER DISTRIBUTION
Surface and underground water tank construction must be considered since most of the built-up areas cannot easily be connected to the water mains. High grounds could be acquired for Ghana Water Company Limited (GWCL) to construct booster stations to improve the water supply system.

PUBLIC TOILETS
Many houses do not have bathroom facilities and therefore people, especially children, bath in the open street. This results in poor disposal of the waste water. The pressure on the public toilets would be considerably reduced if Municipal Assembly members actively encourage private houses to take advantage of the Assembly package for helping all households to either
construct KVIP or water closet toilets. The few public toilets could then be reserved for occasional local use and for visitors and be maintained to acceptable standards.

DRAINAGE
The drainage system needs to be improved through repairs of some parts of the system, reconstruction and modernization, to ensure effective service. New road developments should systematically include the construction of modern drainage facilities.

Unauthorised structures must be removed from water courses to allow storm and waste water to move freely. All waste water from various houses must be channelled to the main drainage system of the town. Public drains must be cleaned daily by the community to avoid blockage/choking.

ROADS AND FOOTPATHS
The road network should be designed in such a way to achieve accessibility and also to enhance an appreciable level of interaction between various modes of transport. Some areas should be designated to take care of "extraneous" and "through" traffic. Other streets should be designated as pedestrian malls where only pedestrians and bicycles would be allowed. Unauthorised kiosks and other street furniture should be removed from the streets to make way for pedestrian pavements.

AIR QUALITY
Passive open spaces must be created within the built-up areas with adequate trees and shrubs planting. This would improve the air circulation and quality.

STREET LIGHTS
Street and security lights should be located at strategic locations in the study area to encourage visitors to use the streets at night. Owners of various houses should also be encouraged to put security lights in front of their homes.