



Istanbul Karaköy

contextual design
analysis, transformation and implementation of site specific elements in architecture

Istanbul·Turkey

architectural design workshop · March 2015



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introduction

Within the framework of the cooperation project “Dialogue in Architecture, Urban Design and Management for Curriculum Development” between BTU and the University of Sulaimani in the Kurdish region of Iraq, we will hold the joint architectural workshop in Istanbul, focussing on the current debate concerning the fast socio-economic changes and their impact on the architecture and urban fabric of the city.

Our study area will be the Karaköy quarter, which is part of the northern historical centre of Istanbul, enclosed by the Golden Horn and the Bosphorus, neighbouring the Galata tower. The existing functional mixture of small workshops, trade and residential units that characterise this area is highly threatened since the latest plans have designated this quarter for developing touristic infrastructure.

Beginning with an on-site research of the parameters that define the site, we will try to develop different concepts for functionally mixed buildings that are derived from and adapted to the context, as modules to be implemented in the course of a gradual upgrading process of the existing fabric.

Twenty-four students from Sulaimani University, BTU and ITÜ Istanbul will work in mixed teams, supervised by lecturers from both project partner universities and experts and colleagues from Istanbul.

structure

The architecture design workshop contains four basic elements:

- guided tours / excursions
- work in mixed student teams (4 teams á 6 students) and supervisor teams
- lectures from Turkish, Kurdish and German university teachers and professionals
- presentation / discussion / documentation of results

The task will be structured step by step:

- analysis (2 days of work)
- concept development / strategy (2 days)
- concept refinement / design (2 days)

and will be discussed together with guests during interim and the final presentations.

analysis_focal points

In the analytical part the 4 student teams will focus on the following aspects to understand the area and to get a deeper insight:

topos

topics and keywords:

historic and morphological structures

accessibility / permeability / borders (physical + non-physical) / modes of transport /

interaction with terrain / geology (earthquake protection, building materials, ...) (with Prof. Inken Baller)

climate

topics and keywords:

placing, orientation, zoning and layout of streets, plots, buildings / public spaces

heating / cooling / shading devices / sun (and other?) protection / façade layers / building materials (with Barbara Witt)

culture

topics and keywords:

mixture of functions and stakeholders / ownership structures (former European quarter) / mixture of cultures, religions, ethnics / related buildings (institutional, communal) /

“invisible city” / intangible aspects (with Sepideh Ghallam)

type

topics and keywords:

typological (functional) pattern / volume / zoning / circulation / relationship inside – outside of houses (residential and retail units, workshops, ...) / building materials / details / decoration (with Dr. Juliane Jäger)



fig.1 and 2 Karaköy, Istanbul_photos by Inken Baller and Osman Erdogan



design area

Istanbul Karaköy

fig.3 Karaköy 1921, E.M. Newman, NGS Image Collection



fig.4 Galata bridge 1914



fig.5 Karaköy 1900

fig.6 Galata harbour 1935

fig.7 Galata bridge 1935

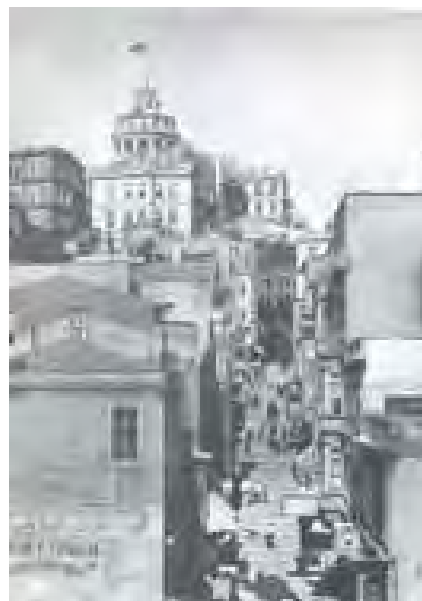




fig.8 Istanbul Pera



fig.9 topographical map of Pera



fig.10 solid void plan



fig.11 design area

lecture 1 · Istanbul – introduction history / urban development and Beyoglu / Karaköy – current situation and future perspectives

Dr. Zeynep Kuban, ITÜ

lecture 2 · Contextual design strategies – methods of analysis, transformation and implementation

Barbara Witt & Juliane Jäger, BTU Cottbus - Senftenberg

„Architecture is not an art, it is a natural function. It grows out of the ground like animals and plants or like a tree that unfolds and develops, so long as the man who planted it tends it with proper care. Genuine buildings always look, as if they are rooted in the landscape.“ (Aris Konstantinidis / Elements of Self-Knowledge. Towards a Real Architecture. 1975). This quotation underlines the importance of analysing the surrounding of an area to achieve a sustainable contextual design in architecture. The four main parameters for the analysing approach are the topos, the climate, the culture and the type. The topos can be subdivided into topography, morphology, water networks, geology, resources, vegetation, the flora and fauna. By analysing the climate, topics like climate zones, microclimate, solar radiation, temperature, rainfall, wind systems and ocean currents can be studied. As a third part the culture of a region or city plays an important role in the contextual design process. Road networks, pathways, boundaries, agricultural patterns, settlement structure, administrative and political boundaries, history, ethnicity, language, religion, traditions give us an impression of the main (human made) influences on the area. The last important analysis of a design area, the type, should give an understanding of vernacular traditions, the relation to the context, landscape and settlement, building typologies, orientation, zoning, services, circulation, construction methods, building materials, architectural elements and details.

lecture 3 · Sulaimani – history and current urban development / traditional architecture and typologies as initials for modernisation

Omeed Jumaa and Ahmaed Qader, University of Sulaimani

Sulaymaniyah is characterized by its topography. The city is surrounded by Azmer, Goyija & Qaiwan Ranges in the northeast, Baranan Mountain in the south and Tasluja Hills in the west. The old part of Sulaymaniyah is very compact and it has irregular and narrow streets. The new urban structure surrounding the centre has a regular urban pattern with more open spaces and green areas. 84 houses in the city centre are heritage buildings. The ratio of existing heritage building among all the buildings in the city center is about 2%. The three mostly used building form types in the old town are the open-sided courtyard building, two open-sided courtyard building and the front yard building. The main characteristics of traditional buildings forms are their irregular forms, their low-rise (up to two floors), their large and private yard, their small openings and windows which are facing to the courtyard.



fig.12 Istanbul Karaköy,
source: program paper

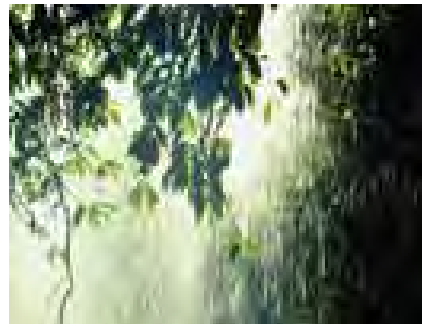
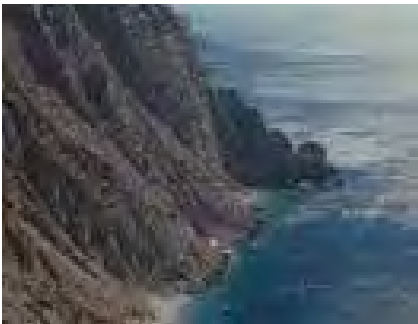


fig.13 the four analysis topics: topos, climate, culture and type
source: lecture contextual design

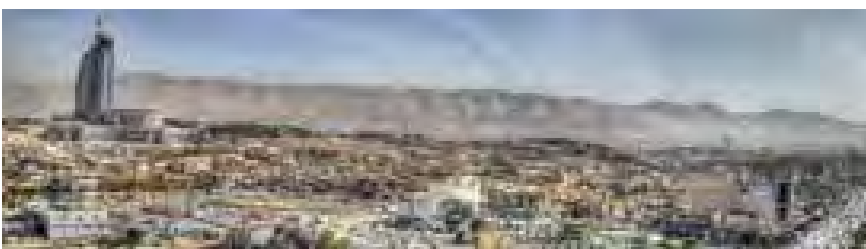
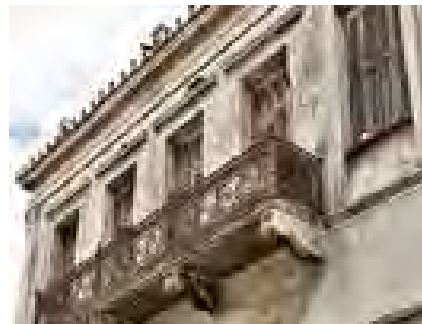


fig.14 Sulaimani Iraq, source: program paper



fig.15 Sulaimani, Chavi Land
source: Sulaimani - history and current development

lecture 4 · Finding a new architectural language in Iran; an ongoing search

Sepideh Zarrin Ghalam, BTU Cottbus - Senftenberg

As part of the Contextual Architecture Workshop among students from Germany, Iraqi-Kurdistan and Turkey, this talk was scheduled to give an overall impression of the architectural perspectives in Iran as well as to provide a point of reference for further comparisons among neighboring countries and the region beyond. In this context the talk was mainly concerned with introduction of some urban and architectural approaches since the beginning of the modernization process till the present time. For that, cases have been selected with a chronological order and the core elements in shaping their architectural solutions were singled out to build a coherent narrative on the changing concerns of the architects over time. Architectural cases in particular do not belong to the mainstream or norms of the building industry, but rather are representatives of their architects' approach in responding to the main challenges of their own time as well as the project itself.

Since beginning of the 19th century as Iran's connection with the Western world became more frequent, the country went through a transformation process in all social, political, economic and cultural aspects. This transitional period has naturally been manifested through the new urban and upcoming architectural expressions, as such is the emergence of European elements in Iranian architecture of that earlier time. In this context the case of Hassan Abad Square in Tehran was taken as an urban environment that mirrors different layers of history, from its original neoclassic style to the international style of the 50s and finally contemporary reconstructions of the lost façade and other present-day urban interventions (fig. 15).

From the peak of modernism in Iran, a few architectural works were selected whose architects tried to bring about new discourses in which history and tradition were considered as the core constructs of an Iranian identity. Thus in practical terms these architects took steps toward creating a kind of a 'local modern' (fig. 16). Likewise are the architectural cases from the post-modern times where Iranian architectural elements and typologies were employed within a postmodern expression of architecture, though primarily depicted in a more formal manner than conceptual (fig. 17).

In the context of urban development projects the controversial reconstruction of Atigh Square of Isfahan was further presented. Here a large-scale area went under major transformations and demolitions to give space for the 'revival' of an 11th century Square aiming to regain its long lost grandeur, hence totally ignoring later historic layers (fig. 18). This case was put in comparison with other rather participatory urban interventions where smaller-scale architectural injections were planned for upgrading dilapidated urban neighborhoods (fig. 19).

Unlike all previous examples, few contemporary architectural cases were also presented as small-scale projects funded by the private sector allowing architects more freedom from political or idealistic forces such as manifesting the 'Iranian' or 'Islamic' character in their practice, thus instead their designs could engage with the very local and context-based potentials and problems of their given site of intervention (fig. 20). In highly political environments such works could be regarded as a potential for developing an approach whose strength lies in creation of a dialogue with the context rather than an endowed formal identity.

fig. 15: Hasan Abad Square | Tehran

fig. 16: Examples of Local Modern:
above: Jondi Shapour University | Ahwaz
below: Museum of Contemporary Art | Tehran

fig. 17: Examples of Local Post-modern:
above: Rafsanjan Sport Complex
below: Dezful Cultural Center

fig. 18: Revival of Atigh Square | Isfahan

fig. 19: Revitalization of Joybareh | Isfahan

fig. 20: Examples of Contemporary architecture:
left: Furniture Showroom | Tehran
middle: Apartment Nr. 1 | Mahallat
right: Pedari Guest House | Khansar



fig. 15



fig. 16



fig. 17



fig. 18



fig. 19



fig. 20

lecture 5 · Tourism and urban revitalization, examples of sustainable urban renewal

Prof. Inken Baller, BTU Cottbus - Senftenberg

The lecture was about the experience and the findings with the preservation of historic buildings in world heritage cities in Europe. In a first part the world heritage subject was explained. The Venice charter from 1964 was the first international charter of conservation and restoration of monuments and sites. It aimed at clarifying the universal basis of conservation: what should be considered as monument, guidelines for preservation and if necessary the restoration of monuments. In 1972 the World Heritage Convention set operational guidelines. It defines the kind of natural or cultural sites which can be considered for inscription on the world heritage list. To be included on the world heritage list, sites must be of outstanding universal value and meet at least one of the ten selection criteria, six for cultural and four for natural sites. These criteria are regularly revised by the committee to reflect the evolution of the World Heritage concept itself. In November 2011 there were first recommendations for the conservation of historic urban landscapes (HUL). The HUL are seen as urban areas as layers of cultural and social significance. New approaches were done: from monuments and archaeological sites to living cities and cultural landscapes, from restoration to urban upgrade and managing processes of change, from monodisciplinary to integrative and participatory process, from preservation of buildings to enhancement of values.

In a second part of the lecture different examples of world heritage sites were shown. One of them is Lübeck, the first North European historic town that became world heritage (1987). The city benefitted from this status because of the higher public awareness, the increase of tourism and the higher responsibility of the citizens for their city. Another city, that became world heritage site was Regensburg (2006). Consequences of the status were a higher financial support by the Federal Government of Germany, an increase of rehabilitation by private investors. It also had a big impact on tourism development. The overnight stays increased from 660.000 (2005) to 920.000 (2012). It was such a high increase, that the citizens formed an initiative against too much tourism in the Old Town. There were also other troubles with the new status i.e. delay in urban projects outside of the buffer zone and rising rents in the old town.



fig.16 Holstentor Lübeck

source: lecture of Inken Baller - Experience and findings with the preservation of historic buildings in world heritage cities in Europe



fig.17 old city of Lübeck

source: lecture of Inken Baller - Experience and findings with the preservation of historic buildings in world heritage cities in Europe



fig.18 old city of Regensburg

source: lecture of Inken Baller - Experience and findings with the preservation of historic buildings in world heritage cities in Europe

Stabilizing and Acupuncture

By analyzing the topos we focused on two main aspects: the buildings, which represents the mass, and the paths - as space. The interactions between them give us some atmosphere about the scale, density or accessibility.

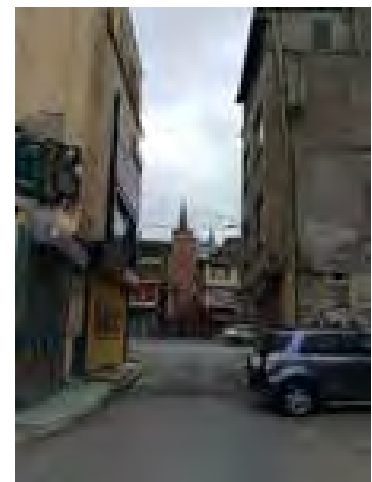
The paths analysis shows a clear structure of perpendicular paths coming from the Galata Tower down to the seashore. They're opening some views to the seashore and the Golden Horn.

The paths are connecting 3 different zones - layers of buildings, shown in the karaköy's skyline and separated by the parallel streets. Every layer is characterized by different scale and density, which shows the section of the area. The second point of the analysis was the historical structure. The oldest buildings are concentrated by the Han and are representing the biggest scale. Going to newer buildings the scale comes smaller and the partitions between them more frequent.

the paths analysis



view - perpendicular paths



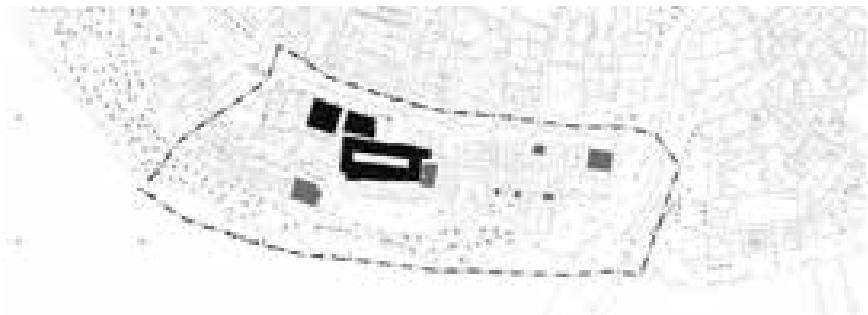
student work



layering of the karaköy's skyline



section through karaköy



analysis - historical buildings



left: the cultural center as a main meeting point and a space open to use for everybody: both local people and some curious tourists, which would like to explore the special character of Karaköy

right: visualisation - opening to the square

The ‚Stabilizing and Acupuncture‘ program contains of two main ideas. First of them ist directly connected with observation und analysis. The two already existing paths which are going from main transporting and meeting points going to lead mainly local people but also visitors to the rehabilitated area. The first strategy - stabilizing was, to extrude the main paths and end them up with attracting culmination points, s.a.:

- a) public square in neighborhood of such buildings like historical Han, Mosque und Bedestan.
- b) according to existing fish market place which contains places to consume them, like restaurants
- c) skatepark and leisure

The second strategy - acupuncture deals with the most destroyed historical buildings in analyzed area and establish to rehabilitation of them, so that the area consists at least 20 per cent buildings in good condition.

the most important analysis was to clarify the main communication points and already existing meeting centers - that was the most important aspect of creating the idea - the communication ‚paths‘ which are ‚providing‘ the people to Karaköy and further on to the river. The idea’s been created with a special attention to the opening and those accessibility.



the first strategy: ‚Stabilizing‘



With the STRATEGY °1 - STABILIZING we aimed to create new quality of public and easy reachable spaces. They are going to be used of both local people and tourists, so that they supposed to be possibly open for them as well. There is the main square which is going to be created in the very center of the areal. Surrounding by the most valuable old buildings: historical Han, Mosque und Bedestanis this area very precious.

With only a bit of effort for instance renovating the upper mentioned historical buildings and creating a new value of the common space in-between, so creating a square-like area, and creating a new cultural center in one of the buildings at the square, we believe to achieve our goal of arising a new common center in the neighborhood.



the plan of new common center



sections of the main square



The second proposal for the STRATEGY °1 - STABILIZING is the idea of creating more common spaces in the area, like restaurants at the waterside in the place of already existing fish market, and some leisure playground. With a very simple arrangement of the restaurants in a kind of belt we are creating for the restaurants a space that can be used permanently. This operation is organising the street and gives it a new character as well. It also let some breathe to the waterside by creating there some open space where local people and tourists can walk, sit or work.

visualisation - view to the fish restaurants



visualisation - placement of restaurants



the plan of restaurants area



the section through the restaurants area

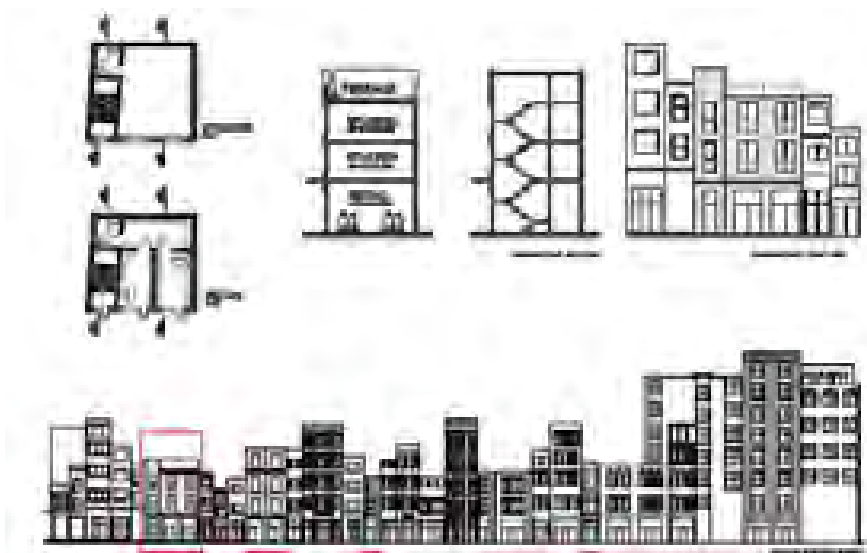


With the STRATEGY °2 - Acupuncture was to literally hail the area starting with the smallest peaces of architecture, so single buildings. Moreover, the idea was, to keep the character of them in the same time.

We analyzed therefore the structure of houses and assumed, the most characteristic is the retail function in the ground floor of each of them. That is also, what we decided to keep and to create ateliers for artist or working places for independent trader in the upper floors. As the Acupuncture program is such affordable and complex the main goal would be to fill the most of gaps, so that people can start to leave in Karaköy. Then later on the repairing process would follow naturally, so long as single investors would take notice of the neighborhood.



focusing of acupuncture a) at first feeling the gaps (red) b) later on revitalizing the most destroyed buildings (pink)



the principle of filling the gaps: keeping the character of typology as the most important factor



the goal of acupuncture - to start with the gaps and not to loose the character of already existing typology

Hidden and Exposed

left: prevailing winds



right: wind -channel-effect based on urban pattern



left: roofed public space - sun and rain protection



right: water barrier at the shore line - protecting the waterfront in case of storm



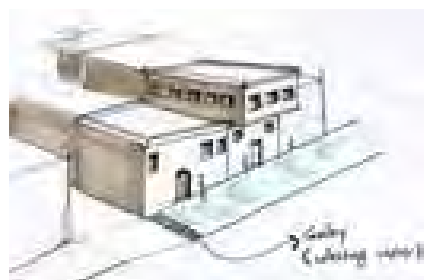
building materials -creating hospitable ambient with advantage of massive walls



small scale adaptions rotating bay windows for better lighting and ventilation



left: waste water management on sloped streets - collected by galleys across the street



right: ventilation in traditional khan structure powered by N-W winds and shaded working areas in courtyard

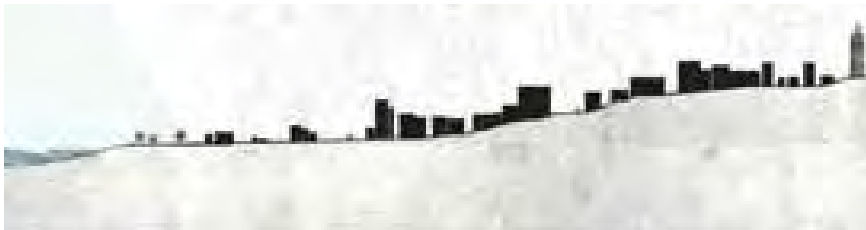


Urban Concept

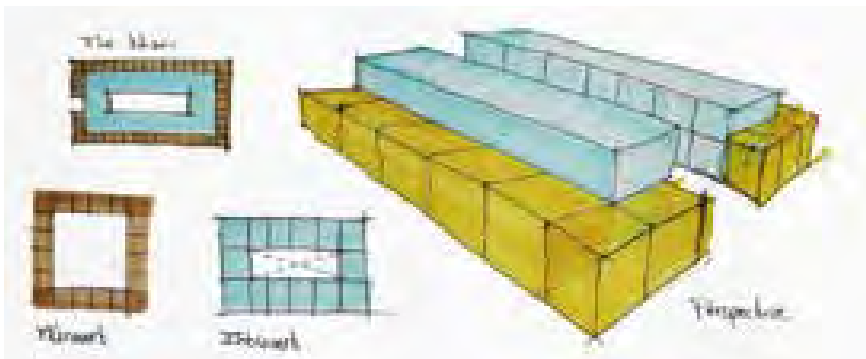
Historical maps from founding period of Pera show a clear gap between the city and the waterfront. This border was for several centuries defined by the city wall which remains can still be found on the site. The new urban concept proposes to reestablish the once formed buffer zone between the city and the coastline. This newly formed space should be of public use (the current access to water is restricted in several areas) and become a melting spot for locals and tourist. The current activities, e.g. fish market, ferry station, cafes, small restaurants, handcraft workshops and other commercial use should be maintained and contact to sea/water should be reinforced.



old and new zoning of area



cross section through newly redefined zone



shell structure in the area



area analysed for intro- and extroverted relation building - street

Design Concept

The chosen area for intervention divided into intro- and extroverted orientated structures by fire resisting walls. The core of the block is organised around the courtyard of enclosed character, the outer layer of buildings is opening to streetlife. The new design should fill in the gaps and rebuilt the originals block's volume, taking the currently used structures into consideration. The courtyard will be used as an extension of workshops (local function) placed in the factory building and the newly designed hidden/exposed object at the south-eastern corner.

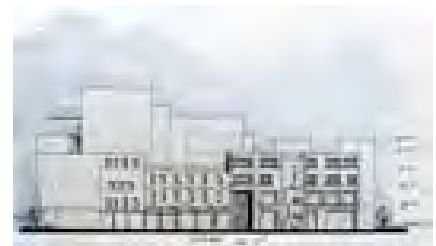
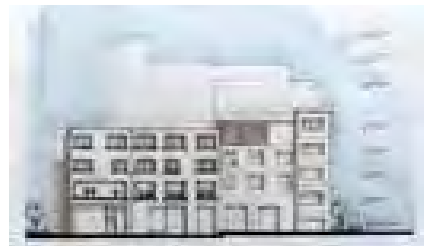
current situation



newly defined block

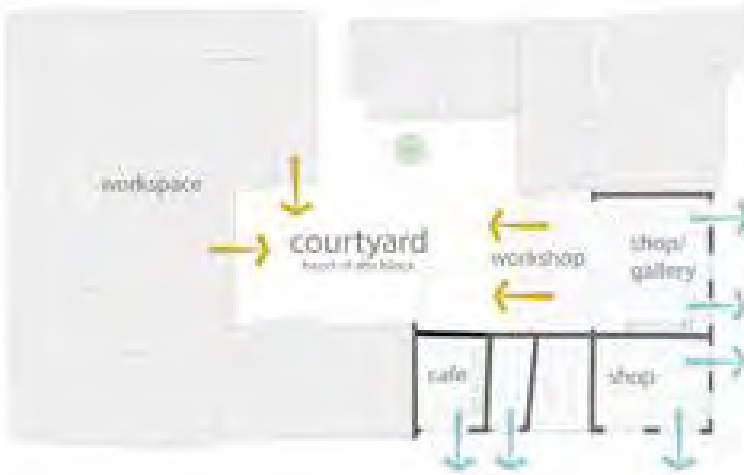


left: Facade is opened up in the exposed layers of the newly designed object while keeping the private rooms of residential units hidden behind shutters providing sufficient privacy to their occupants.



right: the new waterfront new object on the corner





Placing the privately used space around the courtyard (hidden part) while the commercially used rooms are facing streets, respectfully added to the already existing substance of historical value (exposed)



Extending the retail use and office areas into second floor offering exposed, yet more quiet areas to work and create.



Utilisation of upper floors for residential purpose with units organised around private courtyards



The top floor with accommodation - the private rooms.

C4 - Culture, Craftmanship, Community, Center

Karakoy has been always known as a trading centre of sailing, ships equipment and sewerage infrastructure. Before goods were selling inside the Hans or Caravans building, nowadays the market area have expand and a new structure have been developed. This rely on use of the ground floor of multi-storey building as an display, trading area and the rest of construction is managed as a storage. Such a use of the historic buildings is not very profitable, what in result brings no money for renovation or preservation. Another issue is the ownership. Each of the small units belongs sometimes even up to 10 people, what makes really difficult to apply any changes. In Karakoy exist an organisation which integrate around 30 landlords conscious of the value, potentials but also threats of the area. They are willing to act in Karakoy favour.

Part of our analyses were interviews with people meet in the area. We asked 33 people (44% locals, 44% Turkish tourist and 12% other tourist). Most of asked were aware of the historical value of Karakoy but in the same moment many hesitate to enter the area because of bad condition of buildings. Most of the asked people (52%) met inside the side entered there to buy some fresh fish from the local market, 18% was looking for some hardware. All asked state that Karakoy needs changes to preserve the existing historical tissue.

Analysing the area we have choose possible places, where interpunctual intervention would bring the biggest effect. As such we have defined the east and west edge of Karakoy, because of theirs framing possibility and connection to the centre. (fig. 8)

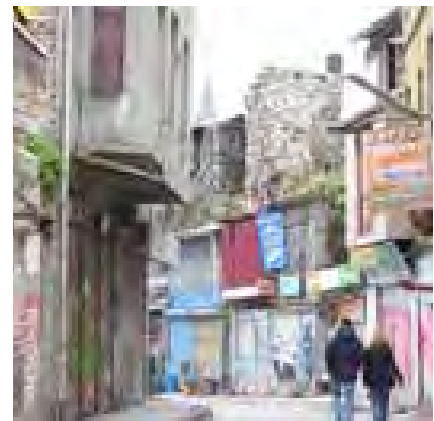
View on Karakoy from the bridge

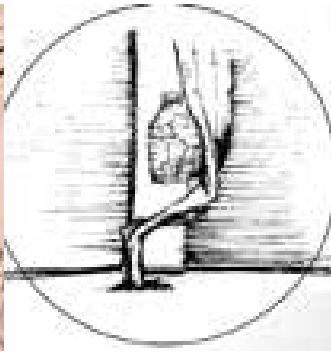


left: Han



right: Parts of the old Wall





left: Sketch - Market area

right: Sketch - volunteering initiative, collecting money for Karakoy



Ownership



Results of the interviews



Access from the city - strong points



Gaps in the architectural issue

Our concept is a respond to the existing strong developing pressure on one of the oldest, historical valuable areas of city of Istanbul. After analyzing the side we decided to inter-vent in the north-west part to create strong define „edge“ of the area and later on connect it with rest of the side throw small squares and parks on the axes with existing old han and mosque. Our proposition of CULTURE, CRAFTSMANSHIP, COMMUNITY CENTER boosts the cultural value of the trading area - Hans and creates one of the points for a existing program called „Crafted in Istanbul“ - platform bringing regional craftsman and designers for cooperation. It's about to give the area and the local people more power that they have the possibility to strengthen their self with the aid of public attention. The Idea is to make people more sensitive about traditions in the city.

The design keep the three useful buildings on the plot and intergrate them in different ways. The structure of the complex is leaned on the locale structure of courtyards which are sometimes rather like narrow streets and sometimes more like a open shielded meeting meeting point. Both versions we linked and create a courtyard which is both - open and narrow. Also the revolving access balcony as a place for communication is a topic we picked up from the local architecture and tried to create a modern translation of this important element. Thats why there are revolving access with meeting points on every level. They have a light glass-facade to open it completely in summer and close up in wintertime for a better energy-economy.

Following the existing structure of small shops and work places, we create on the groundfloor three small shops, workshop-areas, a community center for the locals placed in the oldest and the only traditional building on the plot, a cafeteria and a little exhibition-area with information for the whole complex. Accommodation for students/workshop-participants, teaching rooms, further workspaces and offices are placed on upper floors. On the 4th floor there is a restaurant withe big roof-terraces and a great all around view.

Existing buildings



Buildings in good conditions





left: Buildings with historical value



right: Connection with the city



left: Concept Inside-Outside



right: Filling existing tissue



Buildings under arch. conservation



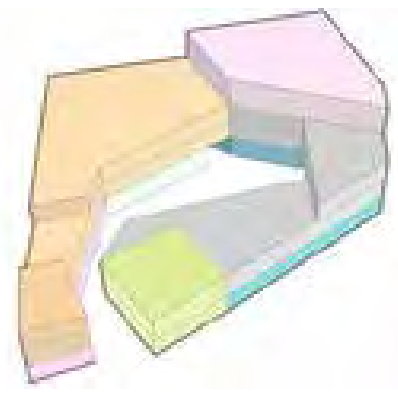
Zooning



concept

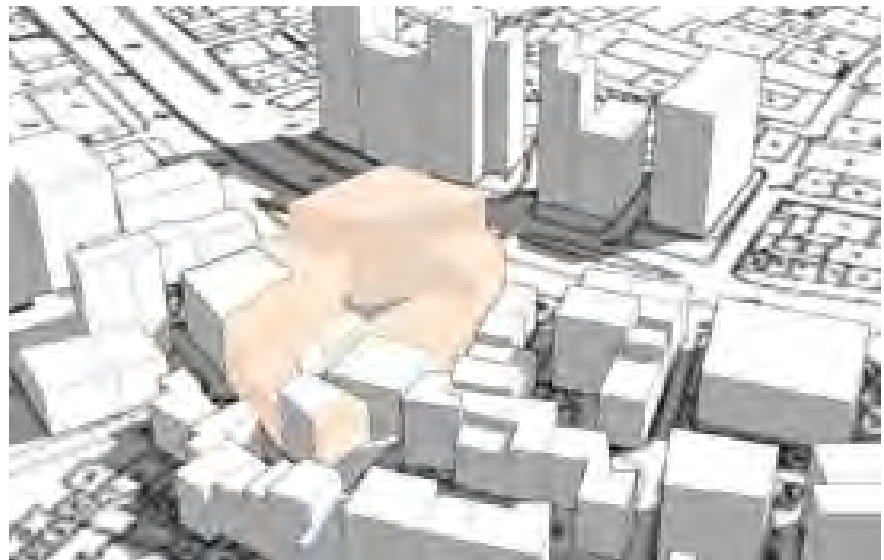
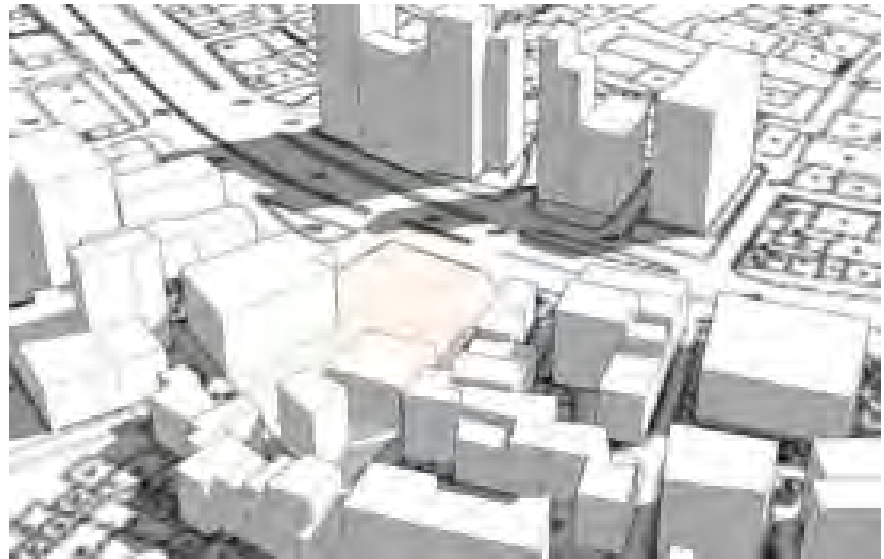
left: entrances

right: zoning

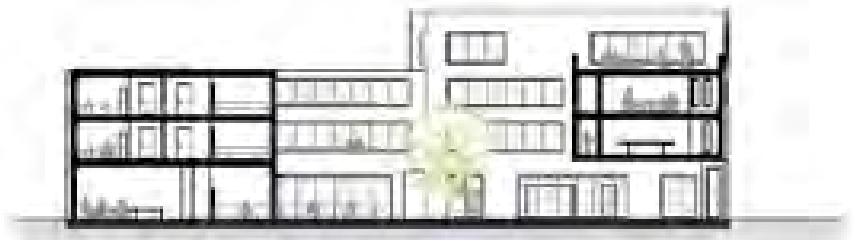


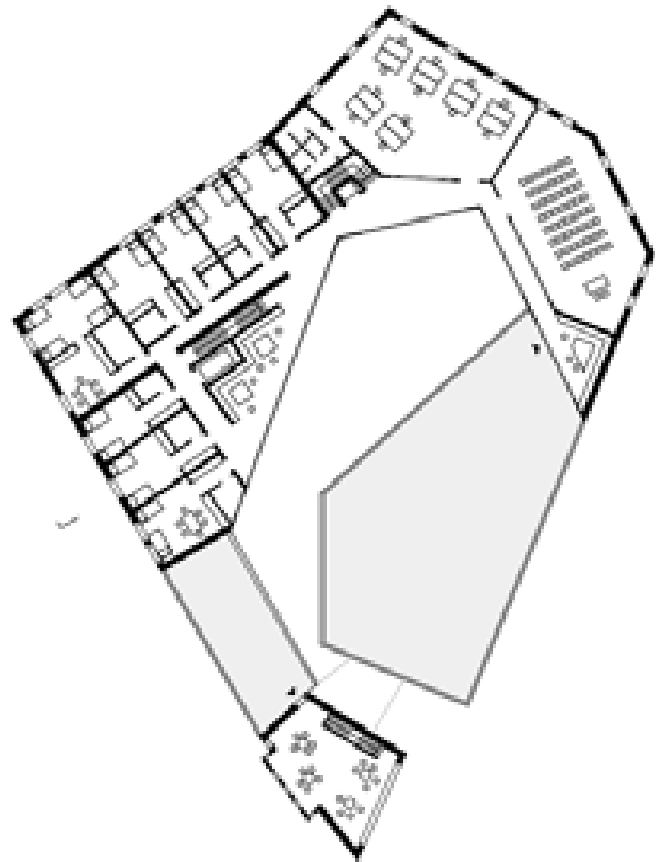
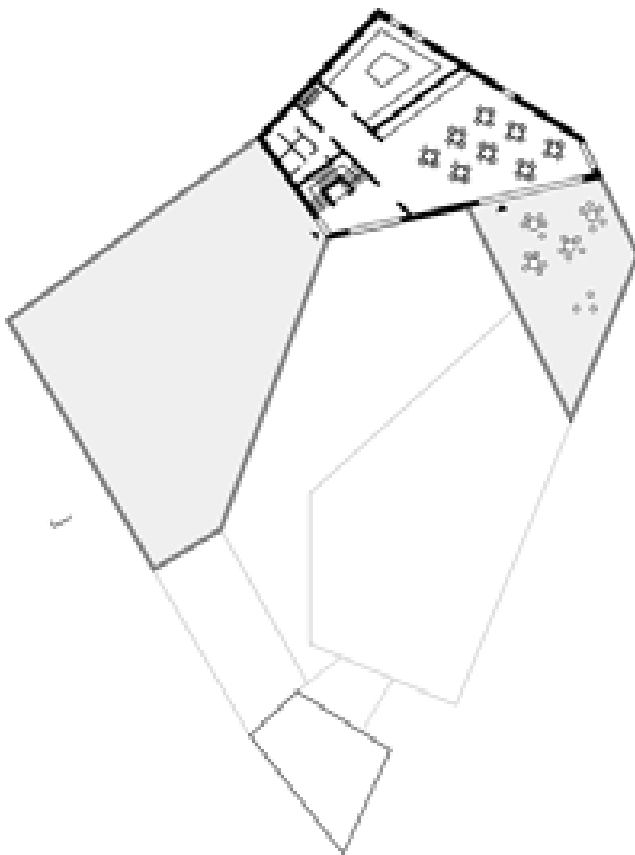
- small shops
- workshop
- info exhibition
- coffee shop
- community center
- accommodation
- classes area
- restaurant

heights, neighborhood/new building



section





Boost the Base

functions first level



functions second level

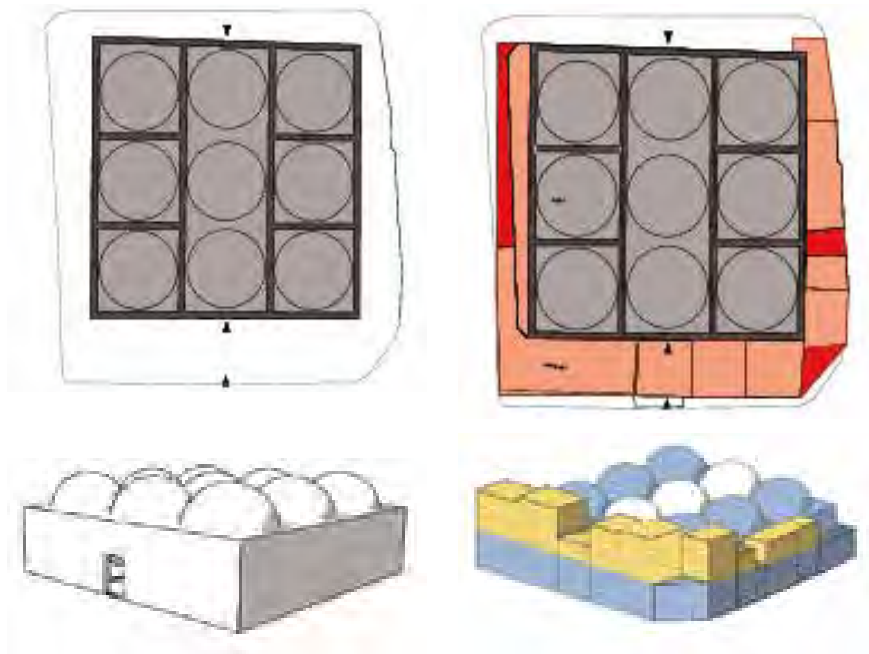


building materials first floor



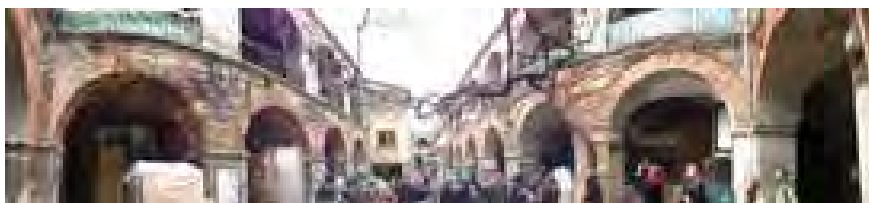
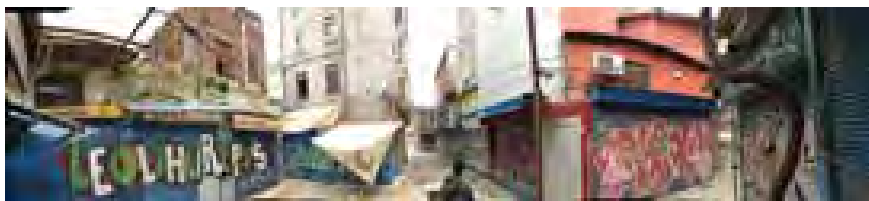
physical state - quality of wage





left: typology A Bedestan

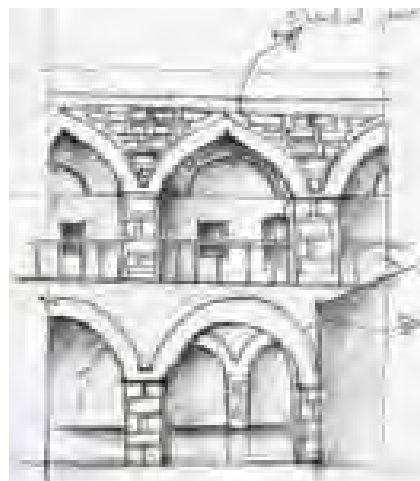
right: typology B Add-On's (Kisosks)



typology C Han



- retail
- storage
- no use
- regional buildings
- offices
- production
- gastronomy



left: isometry

right: facade

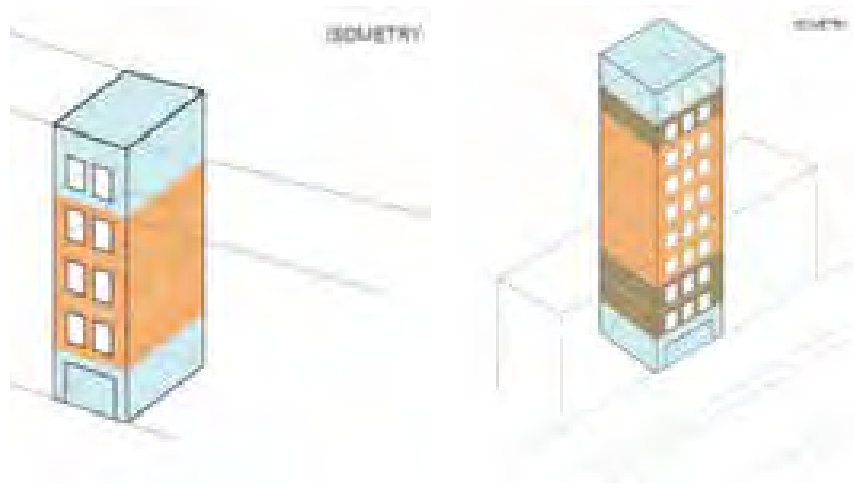


left: floor plan

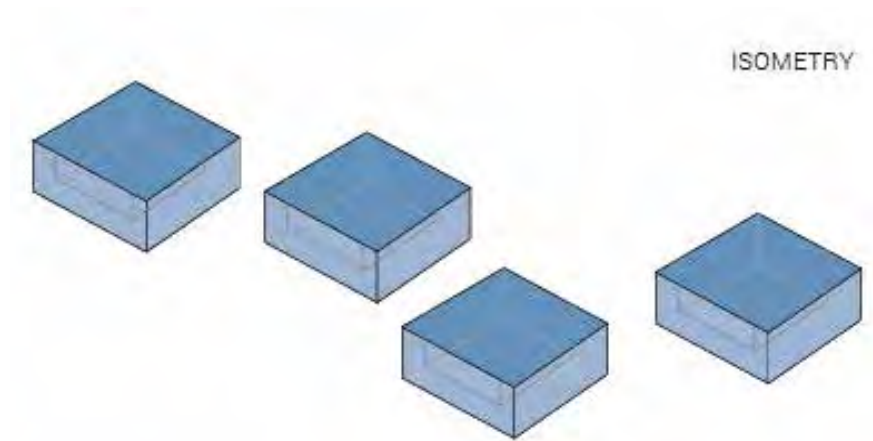
right: section natural ventilation

left: typology D- mixed use

right: typology E mixed use



typology F fish market



typology G temporary gastronomy

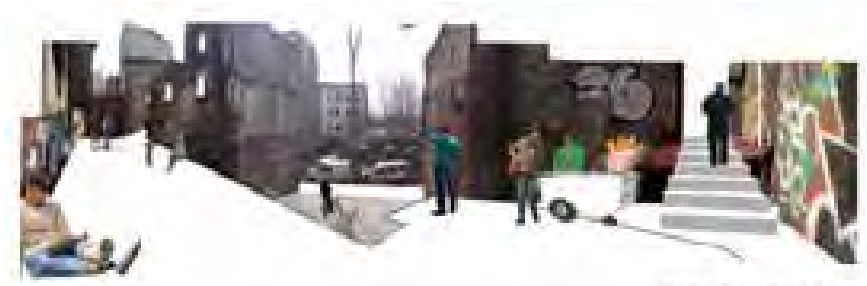


The draft provides the preservation of the running commercial structure while for revitalisation of the upper levels a mixed-use-function with residential units is focused. The architectural solution provides to use the empty sites, to tear down selected, unstable buildings and primarily to reactivate the upper levels. The running levels 0 and 1 are literally pooled ['base'] and still accessed from the street level. on top of the base, reached by stairs within public parcels, a second public circulation with character of an inner courtyard is developed. This allows the accessibility of the upper levels and thereby residential functions. This basic conceptual strategy is proven to be applicable in different sites around the area.

The analysis with focus on typology ensued three main problems:

1. *The existing fabric is in a wide range between stable and unstable with empty sites and mere facades*
2. *The function of level 0 mainly is retail or production, level 1 office or storage. The upper levels predominantly are used for commercial purposes and storage*
3. *The accessibility of the levels 0-1 and 2+ is often exclusively organised through the shops.*

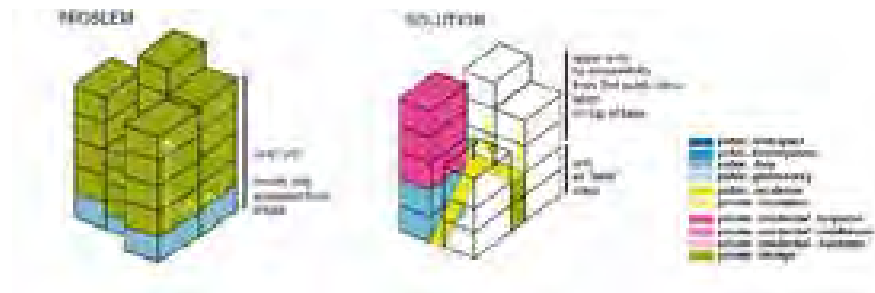




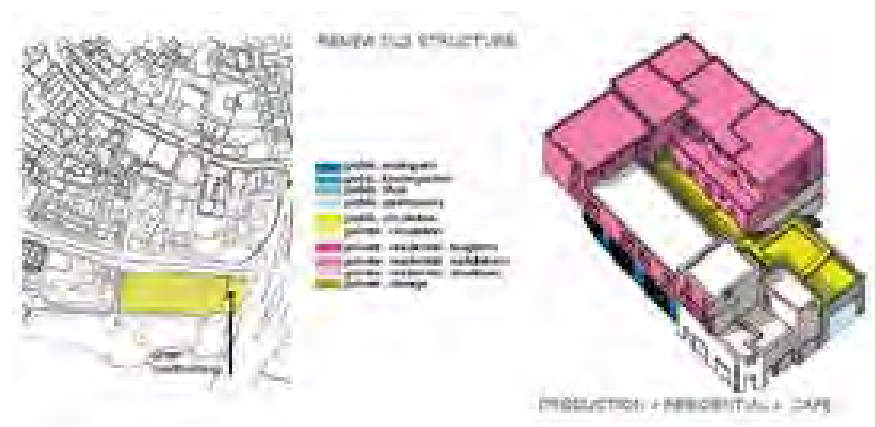
BA01 - Public Circulation

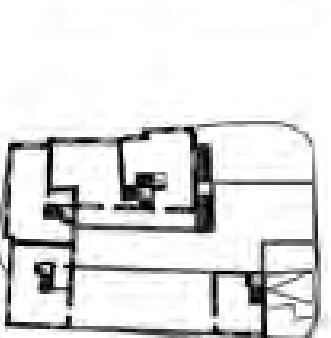
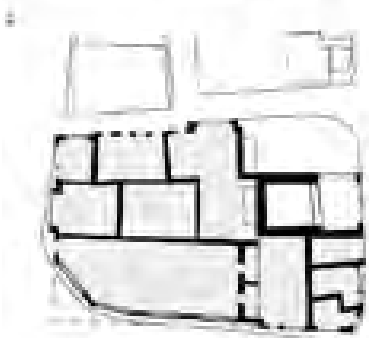
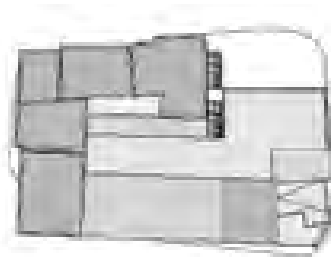
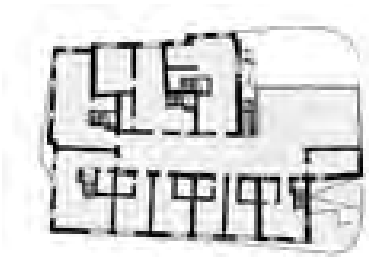
ABSTRACT OF SITE ANALYSIS

PROBLEMATIC + CONSEQUENCES



BA02 - Public Circulation





6

7

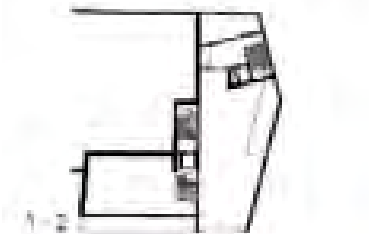


UPPER MASSING

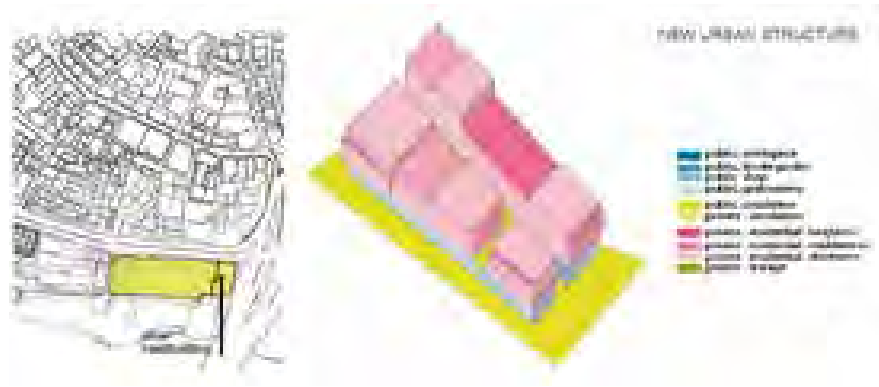
- 1. 1st floor
- 2. 2nd floor
- 3. 3rd floor
- 4. 4th floor
- 5. 5th floor
- 6. 6th floor
- 7. 7th floor
- 8. 8th floor
- 9. 9th floor
- 10. 10th floor
- 11. 11th floor
- 12. 12th floor
- 13. 13th floor
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- 16. 16th floor
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- 41. 41st floor
- 42. 42nd floor
- 43. 43rd floor
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- 48. 48th floor
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- 50. 50th floor



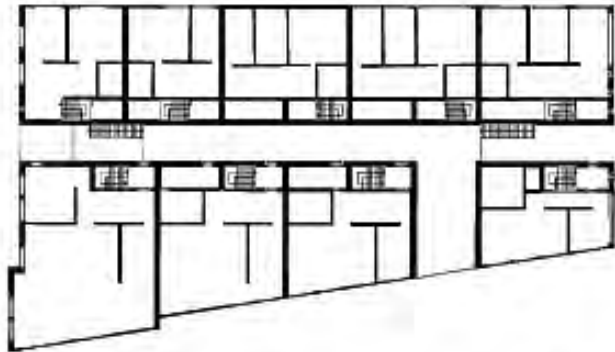
HOTEL & BARS/RESTAURANT & SHOPS



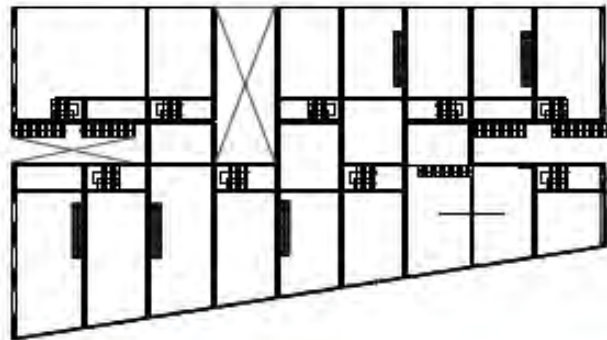
RENDERING - FROM THE SEASIDE



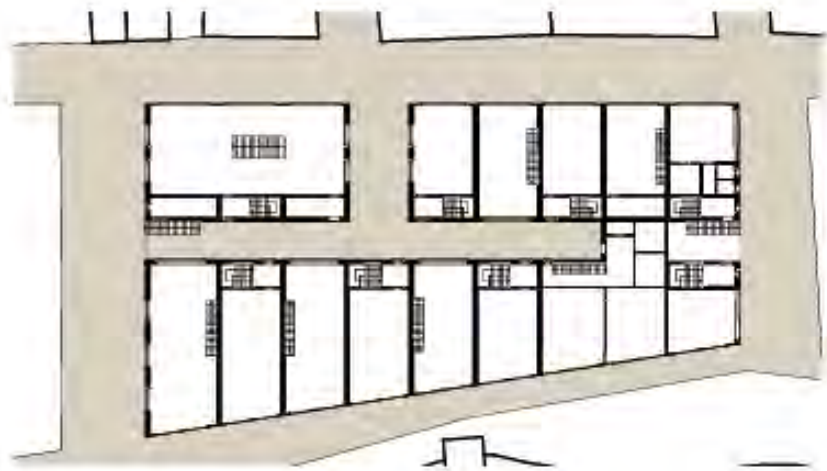
second floor



third floor

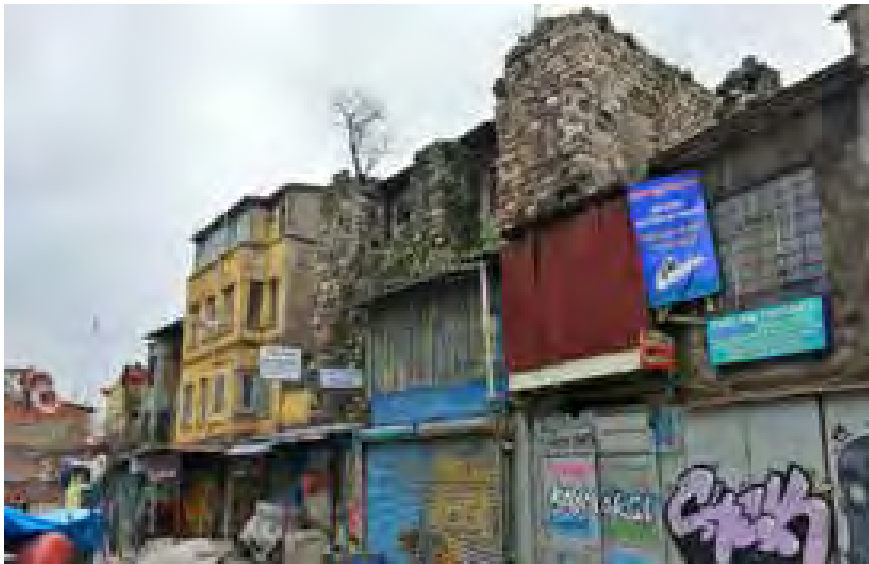


ground floor





impressions from the design area



There are two indicators which have influenced the development of the current Istanbul: the inland immigration movements after the WWII and the new economic relationship towards foreign countries. Starting with representing foreign companies, people have created in Istanbul some joint-ventures and founded their own businesses. With the end of the one-party system and new elections won by the Democratic Party (DP) started a liberal period in the industry and commerce, which made Istanbul again the most important city in Turkey. There was a new strategy in the post-war period connected with the Marshall Plan policy, that wanted to modernise the agricultural sector. This was the reason of massive population movement from rural areas to the cities. The rapid urbanization of the farmers, who had created an enormous worker reservoir in the big cities, was the main characteristic of the 1950-1980 period, in which the population of Istanbul grew up from one million to almost five millions. In the early 60s the state policy changed to industrialization to get more independence from the import. The consequence was the minimalization of investing in the cities structure. But it had not stopped the urbanization process, it has just exacted a new character of urbanization - the informal one. The city authorities could not take care of the needs of new inhabitants, so the immigrants undertook own initiatives. They started to build informal settlements.

Immigrants occupied mainly the available public land that seemed to be unused. Empty spaces in the inner city and industrial areas get new use - they were the shelter for the new comers. Their ad hoc solution to care the shelter needs was gecekondus (literally „placed (built) overnight“). In the Turkish mythos gecekondus use a legal loophole which states that if someone will complete the house during the night without being noticed by authorities, then the next day the authorities are not allowed to tear the building down. The situation could be considered as a good point. The state was not able to support the immigrants the appropriate living space, so they have done it by themselves. But the irruption of the immigrants on the urban land with the intention to use it for a long time called into question the authority of the state. It was also considered as an attack on the way of life of the middleclass. So the reaction were bans and demolitions, which should stop the immigration. But it did not. New immigrants still came.

The first positive step to find a solution of the informal settlements was the 5-year plan, 1963. Due to this plan the problem of inappropriate living space should be solved not through demolitions but through founding infrastructure, like water and electricity supply. With the act for occupations (1966) that legalized the informal settlements it was the most successful enforcement of the immigrants demands to the state. Another aspect was that with this approach the state wanted to gain its authority, take control over the settlements and integrate the inhabitants in the capitalized real estate market.

Through acknowledgement of the new comers to the real citizens they were also integrated in the politic. And because the settler created over the half of the city population, it was naturally that they get an important voice and the authorities should take them into account. For the support in the political elections they required new rights and expectations, like the middleclass already had.

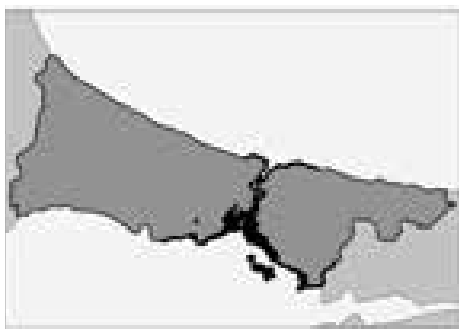
The gecekondus inhabitants didn't use often their rights. More often they organized themselves instead of waiting for authorities. To protect their homes from demolitions they set Turkish flags on them. With this approach they demonstrated to be part of the Turkish nation. They called their settlements with the names of politicians. They organized an informal network of transportation, the dolmuş or minibus, which made easier commuting between gecekondus and the workplaces. In the areas where there was no electricity or water supply they built the infrastructure by themselves.

The immigrants learned to use the political system. They organized themselves in local structures of the political parties and changed their election voices for urban development, such as providing municipal services or legalization of the occupied land.

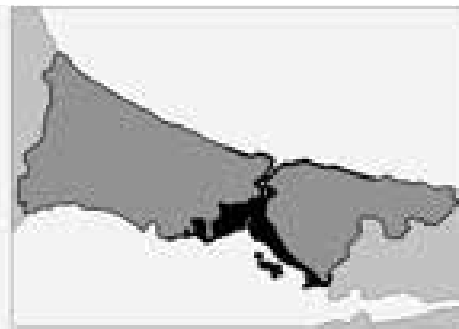


Rebuilding of gecekondus [unknown photographer]

With the time, in the 60s and 70s a special social-political climate had developed. The original distance between the middle class and the new comers had passed away. The Istanbul citizens recognized gecekondus as a sympathetic urban form, which set the human qualities in the foreground. The both groups have not only accepted each other, but they also started to cooperate, f.e. in the politic. A new filling of an Istanbul citizen was born.



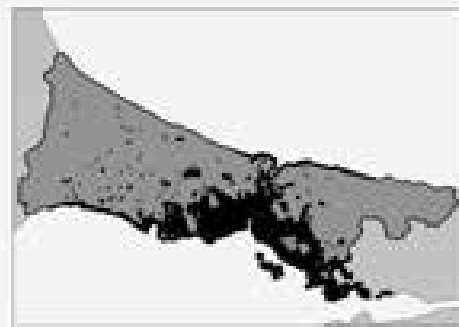
1950



1970



1990



2000

The immigration to Istanbul after WWII happened not only in the poor rural areas. Also the middle class from the province wanted to live in the metropolis. They developed a yapsat-System, a joint-venture between the land-owner and the yapsatçı, who could build the house cheaper than usually. The mass-production of „apartman“, a multi-storey building with the owner-occupied apartment led to redensification of the already dense city-center. This changed forever its image. The yapsat-system erased the heritage of the civil architecture in Istanbul during only one generation. Such a high prize costs the keeping of the middle class their social and economical position in the time of high urbanization.



Gecekondu surrounded by the apartman [Photo: Tülay Divitçioğlu]

The yapsat-system and the gecekondu came in the late 70s to their geographic borders and with this to its crucial crisis. There was no more state land or free sites in the city center that could be occupied. But the immigration process has been still continued. In the early 80s the authorities spread the yapsat-system on the gecekondu. The redensification of this area should exceed now more over the one happened in the middle class properties. The former gecekondu, the ideal garden-city, has changed in the same way as the old city center.



Gecekondu as an ideal garden-city [Photo: Erdoğan Köseoğlu]

The second wave of land occupation came in the midst 80s and lasted till the earthquake in 1999 and the national economic crisis 2001/02. In this period Istanbul had overtaken more than 7 000 000 people and arised its population to over 12 000 000. When the redensification of gecekondus reached its limits the immigrants could only occupy the nature protection areas in the north and north-east or the private agricultural areas in the west. In comparison to the first immigration which was very peaceful and harmless, the second process run more tumultuous and harder. The profit interests and clientelistic network characterized this urbanization period. A „new“ gecekondu could only set up a person which already had a capital and a sufficient network. The poorer could only be tenants of the so called „apart-kondus“. The second wave of the land occupation has very misused the collective city resources, especially the ecological ones. But also a formal city development, led by authorities, did it, i.e. with the plans of gated communities or settlement of the formula 1 - track.

The second wave of immigrations followed the rule of unequal development. Some small details, like a few hundred meters distance to a highway, have differentiated the settlements. But in the effect they decided about the development or un-development of a settlement. The „new“ gecekondu haven't awaited a positive development. It was not a collective living in an industrial area with workplaces. It was rather a place where poor families have found its necessary solution to live in but without any perspective for

the future. It stood in the different corner as the gecekondu of 1950, which will still characterize the Istanbul's urbanization. A process of a city renewal which happened without governmental support, without social engineers, without an authority state and in the beginnings also without a big capital. A process which happened with own resources and very huge deficits in public investigations. But a process that will become a model for another immigrations megalopolis in creating a „self-service city“.

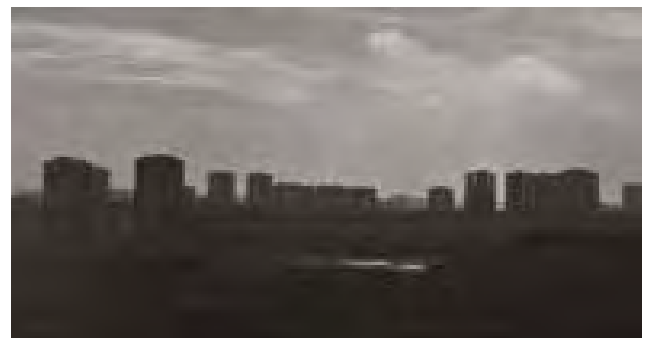


Buildings of the yapsat-system [Photo: Hüsnü Yegenoglu]

With the transition to „new“ gecekondu in the 80s the property value was moved up to the foreground. The ground value of the quarter belonging to city center increased and so on followed the value of the industry areas which surrounded the gecekondu. The production on this sites was too expensive. This was expressed in the new concepts of the city, which focused on deindustrialization and finding connections to trading, commerce, education and tourism. Due to this plans the inner city industry areas should be converted. This happened in the 90s with demolitions of gecekondus and building shopping malls and office buildings.

The earthquake of 1999 and the recession of 2001/02 boosted the remigration and led to the stoppage in the building sector. The real estate prizes went down. But it has also strenghten the demand for a radical change of governance to deal with the urban planning. In the background of 20000 people killed during the earthquake, there was no one who denied the need for the quick replacement of the informal patterns by the secure formal ones. Passing the time the population increased again reaching almost 15 000 000 by the end of 2014.

The earthquake and the crisis have been seen as a possibility for a new start which the authorities has used to realize the image of the imperial city. But the Gezi Park protests have showed that the right to the city has got every citizen not only the government.



The megasettlement Beylikdüzü after national crisis [Photo: Stephan Lanz]

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Riccardo, Istanbul, [online:] available on: contemporarycity.org, 2015.03.03

Republican period (During the 20th Century)

After changes happening in government system, i.e., becoming a republic out of the Ottoman Empire and all religious, ethnical alterations, also architecture was a field of changes. It was rather determined by the paradigm of transition then its dynamics. In this context, the formation, the social basis and the means of conceptualization are important as this discourse and the dictionary of form themselves in the architecture of the Republican Period. The properties of that so-called Republican Period, can be defined in terms of various differences and similarities in a chronological order:

1. The First Years: The Transition Period: 1923-1928
2. The Modern Period: 1929-1938
3. Years Of War: 1938-1950
4. The Post-War Period: 1950-1960
5. Searching for The New: 1960-1980
6. Breaking and New Ways: 1980-2000

1. The First Years: The Transition Period: 1923-1928

The first years could be defined through repairing of ruins and working of reestablishment after the First World War. These ended with defeat and the War of Independence. In consequence, the economic and financial situation was miserable, and the country — devastated. In spite of that, the government policy was to give priority of (re-)building to completely obligatory and functional investments.

Characteristics of this period are: When compared with financial conditions and urban scales, most of investment of that period are large buildings, using oft new construction materials and techniques (e.g., concrete), having modern fittings, but at the same time bearing the properties of design and form of the Ottomans revivalist style called *„national“*, according to which they have generally symmetrical and axial mass design and plans in parallel with European neo-classicism. There are lines and forms derived from Seljuk, Ottoman and Islamic architecture in the elements such as columns, capitals, arches, doors, windows, elements of decoration and motives in the design of front facades.

Also constructing of Ankara as a new capital city had architectural influences in the whole country. With a few of its head-buildings (Fig. 1.) it was (with the city Izmir) the biggest field of that period of architectural undertakings.

Later, around the 1930s, there was a decade of attempts, improvements and change. Its form could be characterized by words: modern functionalism. The Ottoman revivalist style was abandoned because it was considered to be anachronism. The tendency in modern architecture was to be contemporary and to take inspiration from the Western culture.



Fig. 1. Grand National Assembly, Ankara, 1924

2. The Modern Period: 1929-1938

After H. Jansen won the competition for the Master Plan of Ankara in 1928, the modern trend won clarity and velocity. It is known that the first application were executed by foreign architects. The earliest known sample is the Ministry of Health (Sihhiye) building (1926-1927, Teodor Post) (Fig.2.)

Further, Clemens Holzmeister undertook the planning of the part assigned as the Administration District in the Jensen plan. Starting in 1929, Holzmeister's work included the projects and the construction

work of many important buildings from that period, from which the building of the Turkish Grand National Assembly (Fig. 3.) is the biggest and the most magnificent. The number, size and the properties of his projects made Holzmeister the most prominent architect of the period. The characteristic of them could be described by:

Classical diagrams in the shape of U and H with a large, rectangular central courtyard, symmetrical and axial plans or front facade design, and block joints without any articulated couplings.

Next to the Holzmeister in that period were such foreign architects like: Ernst Egli and Bruno Taut architecturally very important.



Fig. 2. Ministry Of Health, T. Post, Ankara, 1926-1927

A) The Early Phase

Early years of that period were years of experimenting with modern architecture, indeed with great fervor and a surprising self-trust. Young talented architects designed projects of houses and big business centers. As a characteristic of those early years could be named:

- Plans are still designed in geometrical shapes, but freely according to the nature and functions.
- Places with circular are favored
- Plans are specified by the nature and functions of rooms
- Plans are developed around wide central hall Windows in the form of horizontal band
- The eaves and the roofs started to leave their place to terrace roofs
- Construction with a reinforced concrete and concrete slabs started to be used.



Fig. 3. Turkish Grand National Assembly, C. Holzmeister, Ankara

B) The Second Phase

During this period many small and large investments were designed and constructed by young architects through competitions and by order. Also the first female architects started to participate in professional activities.

The architectural characteristics of this phase can be listed:

- Functional designing is starting to be valid for housing and public buildings. For example, in the blocks of flats from that period the process of formation was appearing due to orientations.
- Big hall, as a central space in the house
- As a general architectural language, mostly used forms are: rounded corners, filled spaces in the form of horizontal bands separating the stories, windows turning around the corners
- The circular planned volumes which are being emphasized
- The use of terrace roof or a hidden roof became popular
- An uninterrupted balcony all along the front face or a wide veranda is favored motif

3. Years Of War: 1938-1950

In the medium made favorable by the regime of a single party, a local and national understanding of architecture, strengthened by war and the regression of peace, replaced the modernist tendencies of the 1930s as the prevalent tendency. That was the period of anti-modern, monumental sized architectural tendencies with an aptitude for the Classicism of the totalitarian regimes in Europe, necessity of the creation of an architecture with „national character“ and the „ideal individual created by the revolution“. To specify the characteristics of that period could be named three different tendencies emerged in the vague unity of terms and concepts:

- *Nostalgic and Renovating*: the most prominent architect creating in this approach would be S. H. Eldem. He was reaching the design principals and criteria of plan diagrams through the analysis of measurement, rates and forms instead of the direct selection and use of historical plans. (Fig. 4.)
- *Monumental and Academic*: this approach was mainly to use the rational and functionalist principles of modern architecture for classical and monumental formations.
- *Populist and Local*: this third approach is the trend looking for nationalism in the combination of the regional-folkloric elements and the rational principles.

4. The Post-War Period: 1950-1960

Following the end of the war Turkey became a part of political order of the Western world. It ment determination in the architectural quality and a lot of changes in relation to architecture of the country. New building types joined in the typological program of Turkish architecture, such as business offices, markets. (Fig. 5.)



Fig. 4. Ağaoğlu residence, S. H. Eldem, Istanbul 1938

The 1950s

It was a period the of the adaptations of the principles and forms of the International Style. In spite of that in architecture have had been no professional level of adaptation. Internationalism became identical with a very superficial appearance.

- In connection with the lack of experience and inadequacy in the development of the construction technologies, the application of International Style especially in Turkey was a kind of a „provincial“ model.
- Steel, as a main popular material of internationalist architecture, is expensive in Turkey. Reinforced concrete is used as a basic material

in the structure.

- Unification of buildings with basic geometrical shapes such a square and rectangle
- The division of the front facade, placing the axes of the structural system of the reinforced concrete
- Wide glass surfaces and windows placements out of axis became a rule - transparency, lightness are important.

The 1960s

In those years the industrialization was the most important factor influencing the architecture. It opened two fields for architecture that were extremely important, to wit: industrial buildings and the service buildings of industrial plants.



Fig. 5. Hilton Hotel, S. H. Eldem and S.O.M. Company, Istanbul, 1952

Searching for The New: 1960-1980

In the late 1960s appeared the principles and designing suggestions of New Brutalism. It was a trend or rather a design ideology in a more correct expression, which could be specified by rather ethical than esthetic suggestions:

- The design should consider the reality principle (the building should clearly express how and with which materials it was built)
- The architects should be aware that he/she has a responsibility to the environment and to society
- The design should express the purpose of the building, not be the display of the architect's personality
- The pre-given form solutions (such as prismatic cover) should not be accepted; forms that make the main idea of the design comprehensible should be sought. (Fig. 6.)



(Fig. 6.) Brutalistic Sheraton Hotel, AHE Mimarlık, Istanbul, 1958-74

Sedad Hakki Eldem, born in 1908, was one of the pioneers of the nationalised modern architecture of Turkey. His career spanning over one hundred buildings/projects which do not lend themselves to any immediate periodisation or taxonomy. Nevertheless throw all those diversity it is still legitimate recognisable „Sedad H. Eldem style“ unfolding ascertain plan types and elevation patterns deriving from the architect's fundamental preoccupation with the „Turkish House“.

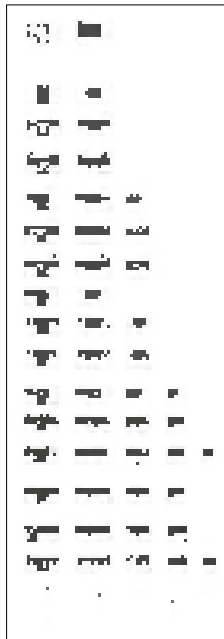


Throw his school years at the Academy of Fine Arts in Istanbul (1924-1928); his post-graduation training in Paris and Berlin (1929-1930) and final come back to Turkey and starting to build in 1932 constitute a most productive and exploratory prelude to his career. This period marks the architect's encounter with the epoch-making developments in Europe. His early design was an effect of what he had experienced in Europe and his vision of future of his own society. Eldem strongly believed in the role of the architect in leading and transforming social reality.

Eldem's professional career might serve as a model to analyse the behavioural constraints of the client relationship patterns of most the behavioural constraints of the client relationship patterns of most of the idealist-elitist architects in the Third World.



Sedad Hakki Eldem throw his work as an architect, researcher and teacher made an extremely important contribution to the turkish architecture of XX. Eldem's search for contemporary expression is an important one which until now has largely remained unknown outside his own country. His approach to the designing emerging from vernacular modes and going throw modern approaches gave a strong direction for new generation of architects in Turkey. Eldem called for abstract intrinsic values to guide new solutions, remaining the crucial role of research as a basis for his and others architects work. Architect was stressing the importance of referring to all aspects of the traditional house plan, section and elevation. He uses proportions and structural systems, reinforced by selection of materials, blend by very limited use of ornamental geometric patterns exclusively in the form of surface treatment and triling. His prominent position in the Supreme Council of Monuments from 1941 to his retirement in 1978 enable him to get closer to the society and finally to control building activities. As a teacher on the university Eldem created the series of document about historical, monumental and most important of all, civil vernacular architecture. Thanks to those architect menage to create an understanding an awareness of traditional architecture in several generations of the Academy's students. Due to the lack of supporting interest in his research, many of architects investigations did not over crossed the walls of Universities. This consequences in the delay of many paper and what came out of it create the difficulty nowadays in estimating the range of influence Eldem had on other professionals. However what is undeniable is his impact on the students, increasing preoccupation with what is „Turkish“ as opposed the wide spread internationalism.



Plan Types of the Turkish House

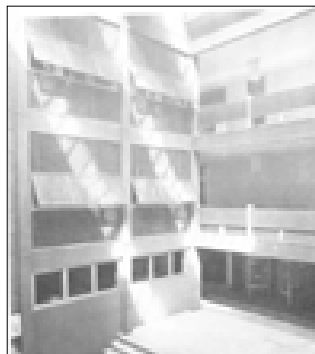
In the 1950s Eldem influenced the Turkish architecture scene with Hilton Hotel and Taslik Coffee House which reflect the regionalist approach of him in the city. First one was reflecting the imagination of the „ultra modern“ and more than any other architectural pieces has influenced recent buildings. It became a stereotype to be repeated in varying scales all own the country. The Coffee House strongly reflecting the regionalist approach, characterise its self with a fairly sensitive siting and admittedly good planning. The period in which both above mentioned buildings were build was the time of an internationalism boom.

In the middle of XX, period named Turkish architectural historians, as the „Second Nationalist Movement“ Eldem has contributing with two architects which pressed a significant impact on his precised: Paul Bonatz and Emin Onat.

Eldem's influence in mainstream building practice was not wide spread, but existed in several serious practices. Middel East Technical University Staff Housing, where architect Behruz Cinici not only utilised traditional load-bearing brick construction, but also referred to the Central Anatolian courtyard type plan with many details from Turkish house types.

Turkish Historical Society Building designed by student and a former teaching assistant Turgut Cansever. His concern in this building was a meticulous as Eldem's search for proportions and abstract references to theses proportions with contemporary means of construction. Many of the impact is seen in the main hall of the building.

Another example is the facade of the Bank of the Endowments Headquarters designed by Ertur Yener in 1974. There we can observe



Turgut Cansever,
Turkish Historical Society
1966



Behruz Cinici, Middle East
Technical University Staff
Housing, 1966

strong connections to the language which Eldem endeavoured to develop.

The late boom in building for tourism brought a new and wholeheartedly justice purposefulness to the regionalism which Eldem has advocated from more than forty years. The new regionalism, mainly attempting a discovery of the Mediterranean as opposed to the Anatolian, found Eldem's teaching and research a ready source to tap and many touristic developments have been shaped by it. In that time were able to observe also another approaches to the topic. One of the surly needed to mention is the one of EPA Group - mainly postgraduates from Eldem's studio. Instead of remoulding the existing heritage they fitted the contemporary touristic functions into a shell which resembles the vernacular.



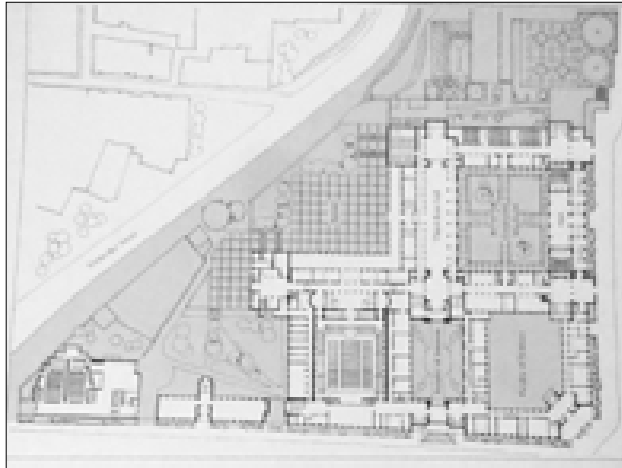
Aktur Holiday, 1969, EPA



Kemer Holiday Village,
1973, Birlesmis Mimarlar

Work of Sedad Eldam brings many topics to the light of the architectural culture at large concerning modernism, regionalism, rationalism and historicism. Architect throw his rich practice was proving how important is heritage as a point to base on in the process of designing, it is a out going point on which we need to anchor to create sensitive to the surrounding architecture.

Istanbul University, Faculty of Sciences and Letters
Istanbul, 1942



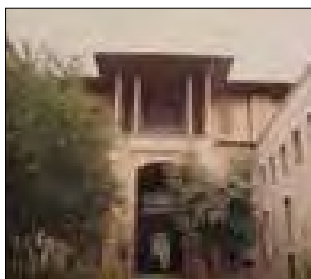
Istanbul University, 1942, Site plan

Istanbul University of Science (1942-1943) was designed as collaboration with Emin Onat. The building is conceived as a rational system of „quadrangles“ with long building around four sides of courtyard. The intersection of the block also constitute the intersection of circulation paths, marking the location of large hall with access to the stairways. The three- storey tall hall, with high stone arches, giant orders and marble floor finishing lend the interior an austere monumentality. The stripped effect of alternating layers of dark coloured brick and light coloured stoned characterises the building inside out.

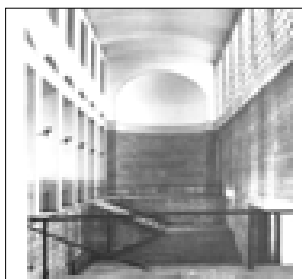


Istanbul University, 1942,
General view

On the exterior, it is a more explicit statement, in this case, reinterpreting his notion to Turkish House for a large scale building. This traditional flavour is achieved through the effect of wide projections of the roof, the upper part of the building raised above the ground on giant order columns, the stone-faces base and the plastered top separated by a cornice line, and the rhythm of repetitive, vertically portioned windows with white frames.

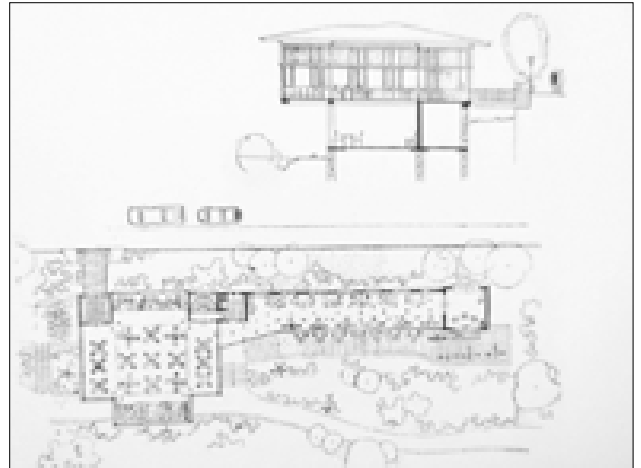


Istanbul University, 1942,
entrance courtyard



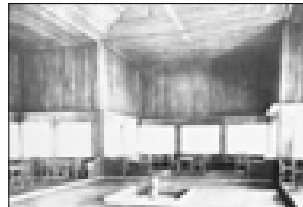
Istanbul University, 1942,
Entrance „Aula Magna“

Taslik Coffee House
Istanbul, 1947



Oriental Coffee House, 1954, Site plan

Taslik Coffee House is a manifesto of architect quest for a native/national architecture inspired by Turkish House. Building with its wide projecting eaves, T-plan, modular arrangement of windows and a dominance of wood, still stands as the architect's trademark in Turkish architecture.

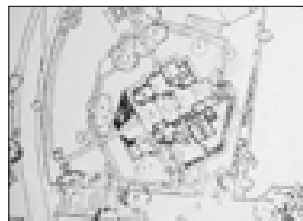


Taslik Coffee House, 1947,
Interior

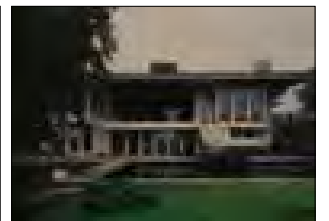


Taslik Coffee House, 1947,
Front view

Rahmi Koc Villa
Tarabya, 1975-1980

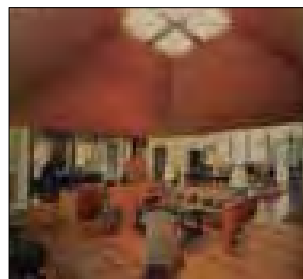


Rahmi Koc Villa, 1975-1980,
Site plan

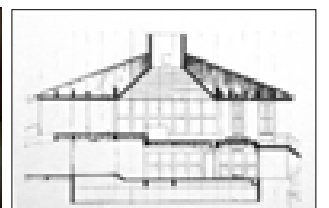


Rahmi Koc Villa, 1975-1980,
Elevation

Situated on high ground overlooking Tarabya Bay, demonstrates how the same basic plan type is articulated into a different scale and quality of space. The central space, a special split-level hall dramatically accented by a high lantern punctured pyramidally into the ceiling and finished with polished oak in the interior. This space consists of the primary element of the design, and extends into wide balcony in the front and back with an uninterrupted view across the house. The balcony at the back constitutes the elevated main entrance to the house. It is also connected to the garden through a freestanding sculptural stair of white painted concrete, cantilevering above the large pool.

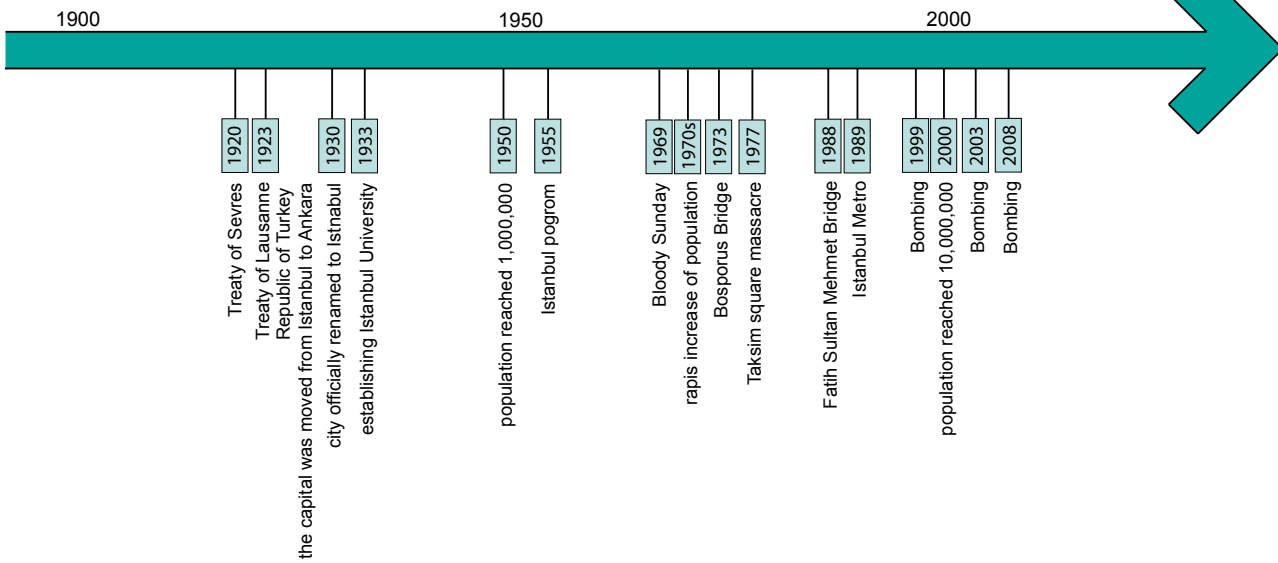


Rahmi Koc Villa, 1975-1980,
Interior

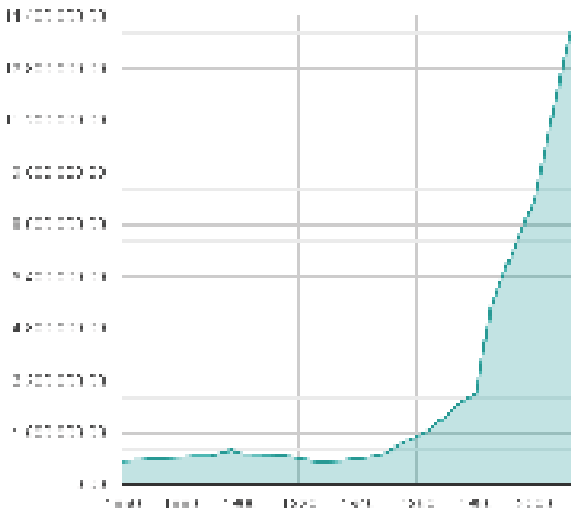


Rahmi Koc Villa, 1975-1980,
Section

timeline



Population of Istanbul 1860_2013



1 Stagnation_Decrease period 1923_1945

After the capital of newly founded Republic of Turkey was moved to Ankara, the population of Istanbul (formerly Constantinopol) decreased significantly. Throughout the Second World War remained Turkey neutral, which prevented the city from any further losses of inhabitants. Instead, slow rise can be observed.

2 First growth period 1950_1960

After the first open multi-party elections at 1950 the government has changed hands and liberal Democrat Party came to office. Liberal reforms were introduced immediately and Turkish economy was opened up to the global markets, which positively influenced Istanbul's growth. Istanbul was benefiting from the starting wave of industrialisation. These first generations of squatter buildings were built on occupied publicly owned land. They were also quickly transformed from single story simple structures into multiple story masonry or reinforced concrete structures, becoming established neighborhoods. Owners in these areas have transformed the settlements through private sector mechanisms. These transformations have been enabled by partial or full legitimisation of their legal status, public has granted ownership of the land to their occupiers. The main problem in such areas today is twofold: quality of buildings and quality of the urban pattern. The quality of buildings in these areas is very low, both in terms of their structures and the quality of construction. They do not meet requirements of the existing codes about structures of buildings, making them very vulnerable in the case of earthquake. Furthermore, they do not comply with new standards of thermal insulation either. Due to unplanned and incremental growth, urban qualities are also very low. These areas, once outskirts of Istanbul, find themselves today at or near the new financial and recreational centers of the

city through current developments. These areas are becoming strong targets for urban transformation.

3 Boom_Second growth period 1980_1990

The second phase of industrialisation in Turkey began around 1980's. After 1983 elections a liberal party has come to power and started another wave of economic and political reforms. The demand for low-cost housing in Istanbul was covered by the private sector. The new settlements, due to the lack of potential areas for squatter settlement owned by the state, developed in a different fashion to previous squatter settlements. This time, private owners of agricultural land around the outskirts of the city divided their land into subdivisions and sold them to people to build their own houses. The plots in these subdivisions were very narrow and small and the buildings that were built from the beginning on have been multi-story houses that fill up almost the whole area of the plot. Thus, a very dense urban structure has been created. These new informal housing areas, generally referred to as semi-squatter neighborhoods, are different in comparison to earlier informal housing developments and are mostly situated on Asian side, recently attached by the bridge. The buildings are more substantial from the beginning on and in most cases they do not grow incrementally. Within a few years, these areas have been legitimised through political pressures.

4 Boom_Third growth period 2000 - 2005

The most recent economic boom in Turkey has occurred between 2000 and 2009. The growth of Istanbul this time around has been much more planned and mostly through formal housing settlements developed by both the public and private sectors en masse. The population increase is as substantial as the previous ones, within ten years the city has grown from 8.8 million to 13 million. This period also marks the full integration of Turkish economy to global markets. Urban transformation projects could be divided into two categories: transformation of urban slums and transformation of semi-squatter areas.

In Istanbul there are a number of inner city slum areas that have experienced different fates. The most common one, the original buildings are being demolished and the facades of historical ones might be rebuilt. As the original buildings are rather narrow, in the new projects the spatial characteristics and organization of originals will not be preserved in order to enable larger units, e.g. Tarlabasi Urban Transformation Project. The eviction map present several other hotspots of such an occurrence.

Transformed from a small village to a large city district during 1980's, semi-squatter already accommodate large number of people, e.g. Esenler. From the beginning on, the inhabitants of the area are partially working class and mostly lower-middle class families. The major urban problem from the beginning is the lack of open spaces within the district as well as individual building blocks. They are very narrow, back sides of many buildings are only a few meters away. Thus there is not enough space to allow air flow and light. The structures of buildings are exclusively reinforced concrete of a poor quality.



There are two main challenges of a transformation in these areas: economic and spatial. The owners of buildings do not have the economic resources required to demolish their buildings and rebuild with higher standards. Even if they could, the problem of lack of adequate public spaces and lack of light and air as a result of high densities cannot be solved within the given urban pattern. Thus, the main purpose of the initiative is to create solutions to address both economic and spatial issues.

Outcome_what to expect in the future?

Large numbers of people are arriving, yet after the extensive building period between 2000-2010 empty land that is economically viable to be developed is decreasing.

Areas that were at the outskirts of the city once have become strategic locations due to the expansion of Istanbul they have the potential for growth. However their urban and building standards are very low, thus are in urgent need of transformation. The expected earthquake of Istanbul will hit areas such as Eserler very hard due to the lower quality of construction. Moreover, inner city areas that have been neglected over the second half of 20th century have become fashionable again and are under great pressure for redevelopment. Larger developers and municipalities have common interests in large-scale transformation projects, economic for developers and political for the latter. In Istanbul, the word 'urban transformation' is becoming quickly synonymous with gentrification and political corruption in the eyes of the public. Istanbul is becoming a regional center of economy and also is connected to the world property markets more and more. Istanbul has been recently ranked as the 7th most visited city. The local and national government are willing to turn this positive change into projects that will reshape the city. There are following problems that arise from implementation of en-masse urban transformation projects:

Possible gentrification - Without careful public interference, private initiatives as well as government led projects both lead to a complete change of inhabitants as well as urban character. In a city such as Istanbul that are benefiting from enormous economic boom periods after decades of stagnation and relative poverty, gentrification may be seen as a lesser evil in the eyes of the public. Thus it can be justified by local or national authorities by the higher quality urban environments that are created. Even protests against projects may dampen through the great economic values that are generated.

Homogenous Architecture. Even handled with best intentions and professional care, larger areas designed by single designers or groups of designers lack the heterogeneity of urban neighborhoods. This problem is attacked by developers by inviting a number of architectural groups; however the problem persists at times exaggerated by the economic concerns of developers.

Homogenous Urban Environments. Neighborhoods that are partially transformed present problems of not only of a new gentry, but also a homogenous urban usage. Such areas quickly become centers for nightlife and get invaded by cafes, restaurants, boutiques, e.G. Galata. Thus they become areas that mostly attract tourists and lose the sense of a real urban neighborhood.

Extreme densities. There is the need to increase urban densities in order to create a viable economic model without relocating the original inhabitants. In the case of already very high densities such as Eserler neighborhood, higher densities add to the pressure upon infrastructure, roads and public amenities.

No interest by developers. It can be difficult to attract developers since the areas in urgent need of transformation are not primary targets for higher economic gain in the city.

Transparency. Projects that are especially controversial tend to be not transparent to lessen public reaction, they are hastily implemented. Thus their developers as well as designers are mostly connected to the government.

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Arda INCEOGLU and Ipek YÜREKLI: Urban transformation in Istanbul: potentials for a better city (2011)

eviction map

HISTORY / The current area of Beyoğlu, older Pera, [cf. 6,61] is one of the oldest quarters in Istanbul [cf. 3,19]. With the beginning of the 16th century it was slightly developed area with gardens and vineyards. It has 45 districts and one of them is Karaköy, the former 'Galata, which is located at the mouth of Golden Horn, down from Galata Tower'. 'During the Ottoman Empire, Galata was one of the centers for trade and sea transportation, rather than a settlement area as it is today' [5]. But with the establishment of diplomatic relations between France and the Ottoman Empire the French built up the first embassy in 1535. This led to a new development in the area why Levantines, Europeans and other minorities like Jews and Armenians followed [cf. 3,22]. In course of time Galata got overpopulated and the ambassadors as well as the affluent traders began to relocate their residences to the altitudes across the city wall [cf. 3,22].



Galata_Karaköy 1461 [1]

Along the new street which later should be known as Grand Rue de Pera (today pedestrian area Istiklal Caddesi) the representatives of the European powers constituted palatial residences (konaks) with great gardens [cf. 3,22]. It starts above the Galata Tower and leads to Taksim Square [cf. 3,24].

A fire in 1660 destroyed all the houses of Franconian, Greek and Ottoman design [cf. 3,22] and another one in 1687 the houses and shops of the Jews, Armenians and Greeks [cf. 3,22]. After the fires the government caused new constructions solely out of stone and mud [cf. 3,23]. Furthermore the Grand Rue de Pera was built out with new embassies, schools and shops. [cf. 3,24]. This decision shaped the new development of Beyoğlu well into the 18th century [cf. 3,23].

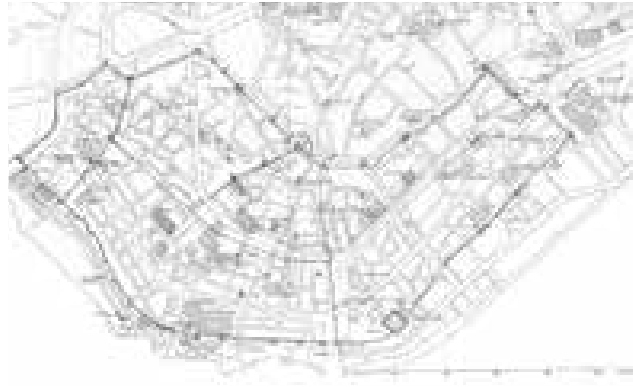
19th CENTURY AND INFRASTRUCTURE / With the construction of Galata Bridge in 1836 [2,26] and a trade agreement between the Ottoman Empire and England in 1838 a westernization process in the non-Muslim center of Istanbul started [cf. 6,61] and in 1857 the 6th municipal circle became 'a pilot zone for European style regulations [6,61]'. Thus Galata in Beyoğlu became a quarter of diplomats and business [cf. 1/12] and an international trade center [cf. 3,23]. On the other hand the area from Pera to Taksim Square got a western styled palatial living and amusement district supported by European goods, shops, restaurants, cafés, hotels, theaters and music.

Furthermore the Tünel, the first public underground transport of Turkey and the third oldest in the world [cf. 3,43] was constructed between 1871 and 1875 [cf. 3,26]. It starts at the shoreline next to Galata Bridge [cf. 3,24] and improves the connection between Karaköy, the business district of Galata, and the housing area of Beyoğlu (Pera) [cf. 3,26/44]. After a track of 1640 meters [cf. 3,44] a tram leads to Taksim Square.

GREEN / Because of all this the population in the area of Pera increased in the middle of the 19th century [cf. 3,50]. Significant for the development in the 20th century - towards the already densely built-up area in the 19th century - was the low-rised style of 2-3 storey buildings without the use of the attic and a great greening of the townscape [cf. 3,51]. An exception of Beyoğlu had been the variety of greened Muslim cemeteries. Starting in 1860 till the beginning of the 20th century, more and more cemeteries were transformed into public gardens and after that used for celebrations and relaxation by the residents [cf. 3,25]. For the konaks the garden was a fixed part of architecture and space allocation plan, but also for terraced houses it was normal to have a small garden with a stock of trees and a well with plays of water [cf. 3,52]. Seeing as the private gardens and public greens normally only belonged to the traditional townscape inside the walled area of the mosques, it can be seen as a lively contrast between the bleak streetspace and the out of the gardens protruding green [cf. 3,52].

Despite the official regulations of the building materials, the townscape of Beyoğlu until 1870 was shaped by wooden structures [cf. 3,48]. But because of two more great fires in 1831 and 1871 which destroyed most of what

was built before in Pera it is hard to find any buildings from that time [cf. 3,24]. With the end of the 19th century the 2- to 3-storey-buildings were converted into blocks of flats and on the open spaces were built some more. In Istiklal Street the flats were on top of shops and arcades and monumental residences arised [cf. 3,27]. Besides blocks of flats there were built-up terraced houses for traders, craftsmen, artists, clerks and later on also for church foundations and non-Muslim minorities [cf. 3,28]. From the second half of the 19th century to the beginning of the 20th century Beyoğlu was the first Turkish urban area where secular multistorey architecture out of stone dominated the townscape [cf. 3,47] and new materials as bricks and clay were used. This leads to one more property about Beyoğlu, there are more church spires than domes and minarets [cf. 3,47].



Karaköy 1972 [2]

20th CENTURY / The neoclassical style of the 19th century was followed by the art nouveau [cf. 3,28]. The district already had a high quality of living [cf. 3,12] but with the transformation of konaks into apartments this value increased [cf. 3,28]. A reason for the rapid development of Beyoğlu lay in the special legal status of the European minorities but with the call for the Turkish Republic in 1923 the hegemony of the western powers was terminated. The foreign companies in the industry and banking sector were nationalized, which is why the economic dependence on the foreign countries lost weight [cf. 3,28].

So the district was on the rise till the economic crisis in 1930 [cf. 4,53] and the Cyprus Issue in the 1950s where it lost nearly all of its foreign population [cf. 6,66] what 'hastily brought an end to cosmopolitan Beyoğlu and its non-Muslim population [1,3]' and turned 'into a slum area [of] ... 'ruralized urban' [cf. 6,68]' with abandoned houses and shrinking political and economic importance. The affluent elite moved out of the historic center of Beyoğlu and poorer population strata moved in [cf. 3,12]. 'In this time, following its social transformation, the built environment was perceived as an area of 'decay' and became associated with poverty, crime, drugs and prostitution, and was referred to as a 'den' by those in power [1,3].'

After years fallen into oblivion in the 1990s different projects for the revitalization of Beyoğlu had been developed [cf. 3,12]. The rising street life was restored, also its hybrid and original character with the high immigrant population and urban poverty surrounding it. [cf. 1,3]. 'While 21st century travellers are fascinated with the same sense of originality, Beyoğlu is rapidly entering a new era as a result of Istanbul's global (urban)ization process and the 'reclamation' of the street by capital [1,4].'



Karaköy 2014 [3]

HENRI PROUST / The modernisation of Istanbul started after the call for the Turkish Republic in 1923 with the french urbanist Henri Proust [cf. 3,78]. 'Proust completed his Master Plan for the European side of Istanbul in 1937 [7].' 'For the transformation of Istanbul into a secular, modern, civilized, European city Proust had three key issues; transportation problems, hygiene and aesthetics. In this context, between years 1939-1948, approximately 90 km highways were opened for transportation and connected with 18 public squares which were widened or opened for the aesthetic reasons. These squares were decorated with the historical monuments creating perspective to the squares. Moreover, parks and public buildings were constructed [7,12].' So he replaced the ottoman by a western-european urban layout with rectangular streetaxis and enlarged road cross-sections [cf. 3,78]. 'The main problem of these planning activities were the conception of creating a beautiful western city, while ignoring the traditional urban fabric [7,13].'



Istanbul European Side Masterplan Beyoğlu by Henri Prost 1937 [4]

As a result of the disappearance of the old network of roads the traditional residential architecture vanished. In WWII much and afterwards some more of the traditional architecture was lost because of huge speculations in the building industry, which were caused by the massive migration from the anatolian provinces to Istanbul and the associated housing shortage. Most of the 19th century two-storey-buildings with expansive gardens were demolished and displaced by 5- to 8-storey buildings with tiny cortiles and a site occupancy index of 1,0 [cf. 3,78].

As it appears from the area- and building-land-use plans of Beyoğlu mixed-used areas of trade and habitation take up the most of the constructed area and (public) green and open spaces for local recreation and extracurricular activity are hard to be found [cf. 3,105].

URBAN HERITAGE CONSERVATION / Today the historical area of Beyoğlu is under monumental protection [cf. 3,11] as well as the Galata Tower (1348-49 [cf. 3,85]) which was erected in the Genoese era. In the district of Karaköy it is the oldest historic building under heritage protection. Especially in its south in between Galata Square and Bankaler Ceddesi there are only a few buildings and blocks that are less than 50% under urban heritage conservation, according to the law no. 2863 (Protection of culture and natural objects) [cf. 3,45/106]. Some of them are examples for private architecture, in some parts there are archeological finds [cf. 3,45].

URBAN REDEVELOPEMENT / But the old buildings and infrastructure in many terms don't fit to the requirements of today's standards. So there is a lack of central heating and cooling systems, elevators and in telecommunication. Furthermore the ownership structure of some buildings isn't clear and that is why the required measures cannot be adopted and many building decay [cf. 3,11].

So the obsolescence of function and space are two types of process that affect the historic center of Beyoğlu substantially and structurally [cf. 3,11]. Newest urban development plans try to work against this.

To help to solve these problems in 2005 the law no. 5366 was passed. It shall 'protect the decayed and cultural properties by restoration and revitalisation by useage' [1/90]. It says that the consequences of renovation and restoration of abandoned, historic and cultural properties are the demolition of a million of houses, the redevelopment of another 200.000 buildings, eased expropriation, conversion and the resettlement of the inhabitants [cf. 3,90]. Since 2012 representatives of the turkish government announced the demolition of 6-7 million [non earthquake-proof [cf. 3,49]] buildings [cf. 3,90] and the merging of properties to erect new (high-rise) buildings [cf. 3,49].

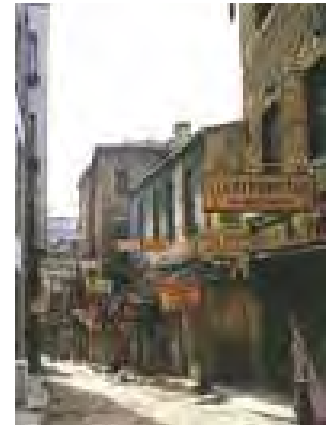
CONCLUSION / Therewith the current government juridically legitimated the municipality to implement urban renovation and development measures independently what legitimates it to define every area of Istanbul as regeneration area and with this to control the ownership-structure, the urban planning and the realisation of architectural projects [cf. 3,90].

This begs the question if in the urban redevelopment restoration and preservation of the historic structures occupy the center stage or rather the construction of new buildings [cf. 3,90].

On this basis it should not be forgotten, that by the implementation of urban development projects all the factors and concerned parties, as residents and investors, owners and public, economy and environment as well as the (historic) urban heritage should be taken into consideration.



Trophane from Galata Tower [5]



Genoese House in Galata [6]



Karaköy [7]

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impressions



