

Changes of urban structure in the Cihangir neighborhood: Some proposals for re-designing the area

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Abstract

The study based on the master thesis with the same title (Öztel, 2007), initially investigates the attempts made in Europe and in Turkey for the conservation and development of the historical residential district. This investigation clearly indicates that conservation of the historical pattern and an urban identity developing in time from that pattern is the most important point that should be considered. The local analyses conducted in order to develop the framework for the urban design project, in Cihangir District. In addition, it has tried to obtain data on the social pattern of Cihangir Neighborhood within Cihangir District. The urban identity of the district was also explored in detail under the headings “urban identity elements developing from man-made environment”, “urban identity elements developing from natural environment” and “urban identity elements developing from social environment”.

It has attempted to highlight the changes that took place in the physical and social structure of Cihangir Neighborhood by comparing the analyses conducted in 2001 and 2006. After elaborating the changes that took place in the Neighborhood by using comparisons between the data applicable for two different time periods, the urban design projects are developed as the “Short Term Urban Design Project” and as the “Long Term Urban Design Project” that could be implemented over a longer period. As a consequence of this study, it was concluded that probable physical and functional arrangements that are feasible for the area must be put into use under the “Urban Design Manuals” to be developed more specifically for Cihangir Neighborhood.

Keywords

Urban pattern, Urban identity, Urban design, Urban conservation.

1. Introduction

A very valuable resource that would be used at the planning phase could be created by determining the changes that took place in the historical development process of the site to be conserved and planned as well as the effects of these changes on the local area, and on the local citizens' life. These determinations are as important and valued as the assessments to be made on the previous planning studies conducted for the area. However, this condition is usually neglected in the new planning, urban design or environmental conservation studies carried out in such areas. If a planning or urban design study is carried out by taking into account only the current condition of the area, it may result in the loss of the historical features and special characteristics of the area which might further result in the development of dull, featureless spaces and buildings that so greatly resemble one another, and then it would be impossible to talk about the existence of an urban identity that may be felt throughout the city. Therefore, it is very important in the planning process to define and assess the historic and cultural potential of the area especially in case of historic metropolis (Kuban, 2011; Pearce, 1989; Tung, 2001). Another important criterion to be met in such planning studies is the conservation of historical features and guaranteeing that they are inherited to the future generations (Cohen, 2001; English Heritage, 2007; Feilden, 1994).

The historical residential areas near to the city center usually develop under the pressure from the central functions and typically their users also change in line with the changes in those dwelling at the center and they are always a point of commercialized attraction. While these residential areas serve as a point of business attraction since they accommodate historic buildings, become old and worn in time, that nobody is interested in their historic and cultural potential. They may lose their quality and turn into areas without identity. Thus, it may be useful and necessary to first review the development process before preparing the new proposals for such areas (Tiesdell, Oc, Heath, 1996; Rodwell, 2007).

Cihangir Neighborhood (Cihangir Mahallesi) is known as a residential area located in the historical city center in Cihangir District (Cihangir Semti), within the County of Beyoğlu, Istanbul, and has a specific urban pattern and characteristic. The most important of these characteristics are the great changes that took place in the historical process and the privileged location of the district in the city. At a certain time in the past, the Cihangir District became prominent as the most preferred residential area and provided a suitable medium for the development of the westernization movements of the time, and carried along with it the architectural characteristic and urban pattern of a certain period (Dökmeci and Çıracı, 1990; Cezar, 1991; Çelik, 1998;). It had also a very vibrant social structure (Han, 2002; Sasanlar, 2006). It survives today as a historical residential area having good potential for tourism and entertainment since it accommodates those sites that are frequently visited by visitors and tourists and it is very close to the main transportation routes in the city. Unfortunately the studies implemented nowadays in that area are far from adopting a holistic conservation and rehabilitation approach. Therefore, it is necessary to put certain limitations on the fresh work planned for the area and impose regulations on the urban design studies in order to prevent loss of the inherited values that Cihangir Neighborhood supports in present time (Öznel, 2007).

1.2. Scope of the study: Purpose, goal, and objectives

In this study, the goal of the research has been conducted to find the urban design principles onto which the conservation and rehabilitation works should be based to improve the worn-out physical environment around the historical sites. Certainly the scope of such research must include the examination of the changes that took place within the historical development process of the site. It is also aimed to prove that if the physical environment around the historical sites is improved, these sites might re-gain their urban identity, and can become preferred living area for the users. Therefore, all

the changes that took place in the social and physical structure of Cihangir District/Cihangir Neighborhood have been elaborated as its current status. The goals of the study can be summarized as follows:

- Investigating the connection between the commercial and administrative missions undertaken by Beyoğlu throughout history and relevant developments, and the reflections of these missions felt in Cihangir District/Cihangir Neighborhood,
- Investigating the changes and developments that took place in the physical and social pattern of Cihangir Neighborhood by comparing them with the analyses performed at two different time periods, and determining the current developmental status,
- Examining the studies carried out at the current situation for Cihangir Neighborhood and their effects on the district,
- Conducting research to find out what kind of studies could be carried out in the future for the benefit of this Cihangir Neighborhood and what mission would be assigned to the area,
- For that purpose, performing the observations and surveys required by the area and determining a proper developmental strategy for Cihangir Neighborhood to ensure compliance with the basic urban design principles and conservation of its historical pattern,
- Developing suggestions according to the outcome of the study to be made and thinking about possible ways to put these suggestions into existence.

1.3. Methodology

Different methods correlating with each other have been used in this study. At the beginning, a literature research was conducted to find out the changes that took place in the historical process (Ashwort, 1991; Tung, 2001; ICOMOS, 2001; ICOMOS, 2003; Cohen, 2001; Zeren-Gulersoy, Tezer, Yiğiter, Koramaz, Günay, 2008; Tiesdell, Oc, Heath, 1996; Rodwell, 2007; Pearce, 1989, Zeren-Gulersoy, Özsoy, Tezer,

Genli-Yiğiter, Günay, 2012). At the same time, interviews were made with the organizations and agencies that are authorized legally and administratively in Cihangir Neighborhood and documents and data were collected after the interviews. The organizations interviewed included the Urban Design Workshop, Cihangir Neighborhood Governor's Office, and the Association for Embellishment of Cihangir, which have been conducting studies in connection with that area and that are affiliated to the Beyoğlu Municipality as well as the Tax Office for Beyoğlu and Directorate for Conservation of Historical Environment attached to the Istanbul Metropolitan Municipality.

At the initial phase of the study to perform the area analyses, observations were made, and each and every detail of the neighborhood was photographed, and finally comparisons were made between the state of the neighborhood in 2001, in 2006 and 2012 (Figure 1).

2. Determining the study area, performing literature research on the subject

At this stage of the study, after reviewing the literature, the area analyses were performed, observations were made, the area, and the details of the neighborhood were photographed, and finally comparisons were made between the previous studies and current situation of the neighborhood in 2001, in 2006 and 2012.

2.1. Location of the Cihangir Sub-district and Cihangir Neighborhood

Cihangir Neighborhood within Cihangir District, located in the County of Beyoğlu, has always have special importance in the city of Istanbul due to its historical richness and special social-cultural value (Cezar, 1991). It can be prominently seen and observed the traces of the rich social and cultural structure of Beyoğlu in Cihangir Neighborhood. There are also many historically registered buildings located in the protected area. In addition to these characteristics, Cihangir Neighborhood has always been a popular residential area for variable users and has been preferred as the study area for

researches, because it indicates the fact that historical residential areas near the city center can survive with these exquisite characteristics.

Cihangir Neighborhood is divided into two by Siraselviler Street and Deft-erdar Rise coming after that street. The areas that are positioned to the north and south of the street manifest differences in terms of social and cultural structure and usage conditions. Thus, Siraselviler Street serves as a border separating these two areas (Figure 2, Figure 3).

2.2. Development within the historical process

The development of the district in the historical process was traced using the German Blues Map, Pervitich Maps, Suat Nirven Map and old photos, and different maps of the area that were used during the study.

On the map known as the “German Blues” and created by the German company “Deutsch Syndikat für Stae-baliche Arbetien” before the 1st World War, it is possible to see the status of Cihangir Neighborhood before the war (Figure 4).

And on the Pervitich Maps it is possible to see the urban pattern and parceling order in the 1920s. It can be seen that the shapes and sizes of the map sections containing the buildings have mostly survived up until the present time (Figures 5).

During the 1930s, 1940s and 1950s, Cihangir was a residential area for the employees of the entertainment venues in Beyoğlu, but it also accommodated luxury apartments where wealthy people lived, as well as the clinics of the most reputable physicians and dentists in the city, and private dispensers and polyclinics (Çelik, 1998).

In time, the minorities living in Beyoğlu were replaced by the local citizens and this change was then felt in Cihangir, too. When the 1980s arrive, Beyoğlu started to recover to its previous prominent position in line with the change process observed in the city as a whole. The demand for the old structures in Cihangir increased rapidly after the end of the 1980s (Han, 2002).

Following the recovery observed in the district after the 1990s, some of the

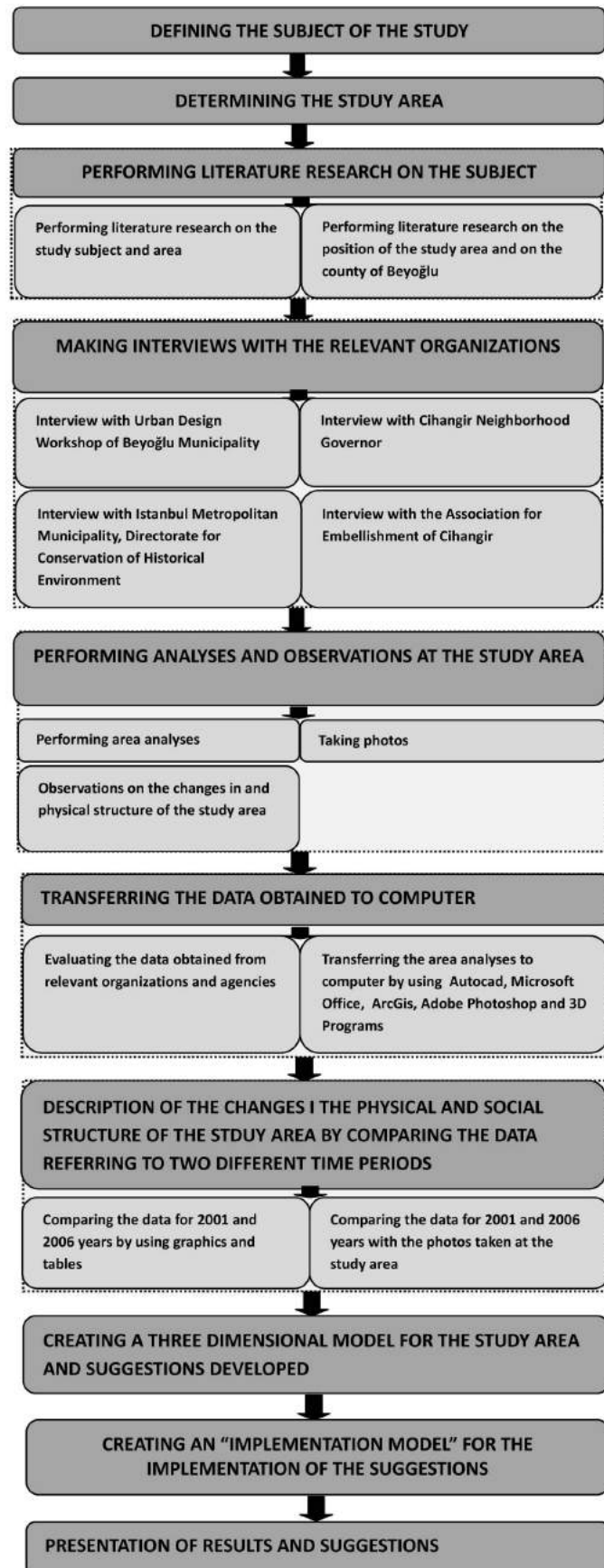


Figure 1. Methodology scheme for the case study.

old structures were cleaned and renovated and some other buildings which

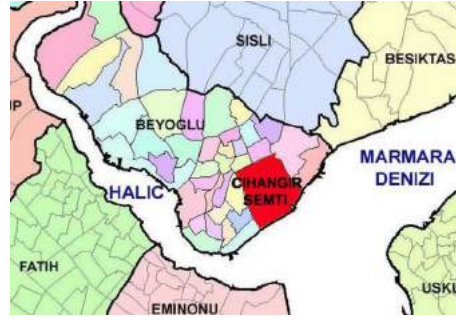


Figure 2. Location of Cihangir District in Istanbul (Istanbul Great Municipality Archive, 2006).



Figure 4. German Blues maps (Atatürk Library, Istanbul Library Archive).



Figure 3. Aerial photo of Cihangir District (Beyoğlu Municipality, Planning Directorate, 2006).

had a nice view were demolished and re-built (Association for Embellishment of Cihangir, 2002 a, b).

2.3. Planning studies

After describing the history of the district by dividing it into different periods, the planning and urban design studies performed so far are also mentioned in this study. Thus, this section was divided into two: “Planning Studies” and “Physical and Functional Urban Design Work”.

2.3.1. Upper scale plans

Under this title, resolutions taken

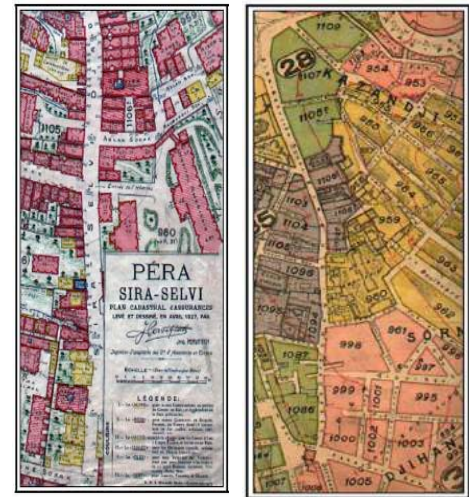


Figure 5. Pervititch map, Siraselviler Street, 1927 (Source: Istanbul on Insurance Maps, 2000).

under Upper Scale Istanbul Environmental Order Plan 1/100.000 and under the Istanbul Metropolitan Area Master Plan sub-scaled 1/50.000 were reviewed. For the resolutions taken under the sub-scale plans, the Beyoğlu Master Plan prepared in 1954 and the Beyoğlu 1st Phase Revised Master Plan scaled 1/5.000 and dated 29.5.1992 were reviewed. As protection master plans had not been approved in the dates that this study was prepared (Beyoğlu Municipality, Planning Department).

2.3.2. Physical and functional urban design work: Beautification projects

In the old times, there were a movie and tea garden in Cihangir Park, it was first re-arranged as a park in 1953 (Figure 6).

The trees in the park were cut during the construction of multi-floor car park in 1983 and a set-park was developed on the car park (<http://www>.

almanliseliler.org). In order to re-arrange the park again, with the support of the Association for Embellishment of the “Beautiful Beyoğlu Project” that was destroyed in a short time and it was put into service in October 25th, 1995.

Then a new park project was prepared that was executed between the years 2000-20006 by Beyoğlu Municipality, as a whole was executed by the Urban Design Workshop (UDW) attached to Beyoğlu Municipality. The purposes of this project were to provide a clean environment without losing the inherited values in Beyoğlu, and cleaning and repairing the old and rundown buildings, as well as to ensuring the competence of the building inspections and facade design (Beyoğlu Municipality, 2006). Oba Street (Figures 7 and 8) and Siraselviler Street were arranged and designed in Cihangir Neighborhood.

Re-Arrangement project started in 2002 on Oba Street, and included renovation of building facades, restoration of historically registered buildings, and renewal of street surfacing and the creation of small car parks along the streets. (Association for Embellishment of Cihangir, 2002b).

The re-arrangement work on Siraselviler Street began in 2005, within this study, the building facades were renovated and the signboards and air conditioners on the buildings, which had been causing visual pollution, were brought up to specific standards, in such a way as not to cloud the facades. Also, the building facades were cleaned and repaired and the facade restoration of the registered buildings was performed using the original materials and by taking into account the original appearance of the building (Istanbul Metropolitan Municipality, 1995).

According to observations in 2012, it is stated that Cihangir’s development during the change in historical process, is also proceeding nowadays. It is emphasized that Cihangir has a very vibrant social structure and cultural and historical values. It was observed that new users of the district bring with themselves new living styles and help to create new spatial arrangements. Naturally it was concluded that Cihan-



Figure 6. Cihangir Park on old photos of 1980s (Source: Cihangir Post, September-October 2001).



Figure 7. Oba Street before the **Figure 8.** Oba Street after the facade rehabilitation, 2001. facade rehabilitation, 2006.

gir Neighborhood takes shape according to the needs of the new users. In the Upper Scale 1/50.000 Istanbul Metropolitan Area Master Plan, it is stated that the County of Beyoğlu remains within the “Central Business District” (CDB) (Istanbul Metropolitan Municipality, 1995). However, in the sub-scale zoning plans prepared up until the present time, Cihangir Neighborhood is defined as a residential area.

3. Performing analyses and observations at the study area

The area analyses were initiated for the whole district. The reason for this was to better understand the position and location of Cihangir Neighborhood within the region, and to put forward its possible potential. In this way the urban design projects could not only meet the needs of a particular area, but also of the district as a whole.

3.1. Analysis throughout Cihangir District

The area analyses performed for Cihangir Neighborhood in general were grouped under the following headings: Geological Structure Analysis, Current Transportation Scheme, Urban Image Elements, Assessment of Analyses and Determination of Problems.

3.1.1. Geological structure analysis

As a result of the Geological Structure Analysis, it was determined that most of the district can be classified as consisting of areas both suitable for residence, and areas needing further measures for residence.

3.1.2. Transportation facilities

After a review on the current transportation scheme for the district, it was determined that primary transportation routes were Siraselviler Street, Defterdar Rise, Boğazkesen Street, Meclis-i Mebusan Street, and Meclis-i Mebusan Rise. Türk Gücü Street extends in parallel to Siraselviler Street and the traffic stream there is dense. The pedestrian paths extending through Cihangir Neighborhood, the Kılıç Ali Paşa Neighborhood, the Pürtelaş Neighborhood, and the Firuzağa Neighborhood are composed of narrow streets and roads with stairways, and therefore are unsuitable for vehicle traffic.

3.1.3. Urban image elements

The urban image elements of Cihangir Neighborhood have been grouped under five main headings: Edges, Districts, Nodes, Landmarks and Paths. According to this grouping work, image elements in the area are specified, and these specified image elements are shown on the image map.

3.1.4. Assessment problems and potentials

In the assessment and problem study, all of these analyses for the whole district were evaluated and the current problems and potential of the area were put forward, and also highlighted through photos (Figure 9). It is stated in the assessment and problem study that new buildings are common in Kılıç Ali Paşa Neighborhood which is the southern part of the settlement

and there are areas having a “Different Pattern” which considerably differ from other areas within this feature.

Due to the lack of parking spaces in the region, some roads have been used for parking and on-street parking examples are seen in Cihangir Street.

At the southern part of the settlement, areas having a “Different Pattern” due to the specific topography and variability of use can be seen; and these areas considerably differ from other areas. In the area extending from Boğazkesen Street to Firuzağa Mosque, it has been determined that built-up areas are less dense as compared to the dense and closely built-up areas existing along Istiklal Street and on the streets extending parallel to it. Along Boğazkesen Street, it is determined that trade-service-office uses are common. But there are unmaintained, rundown buildings on certain streets in that area and one of them is Çukurcuma Street (Figure 9).

3.2. Analysis in Cihangir Neighborhood

Under the Urban Design Project for Cihangir Neighborhood, analyses were performed as the titles of Building Usage Analysis, Analysis Related to Physical Pattern, Changes in the Social Structure.

3.2.1. Analysis related to physical pattern

The area analyses performed in 2006 in Cihangir Neighborhood have been presented using very detailed graphics and tables, with the analyses being supported with photos showing their physical structure. Under the Urban Design Project for Cihangir Neighborhood, Analyses Related to Physical Pattern, were performed with the following headings: Building Status, Building Height, and Construction Type of the Building, Ownership Status, Current Condition of Registered Buildings, Occupancy-Vacancy Rates, Building Density, Land Values, Current Transportation Scheme, and Existing Urban Furniture. The analyses performed under the heading Urban Furniture have been presented using detailed photos of the area.

As a result of the assessment of these

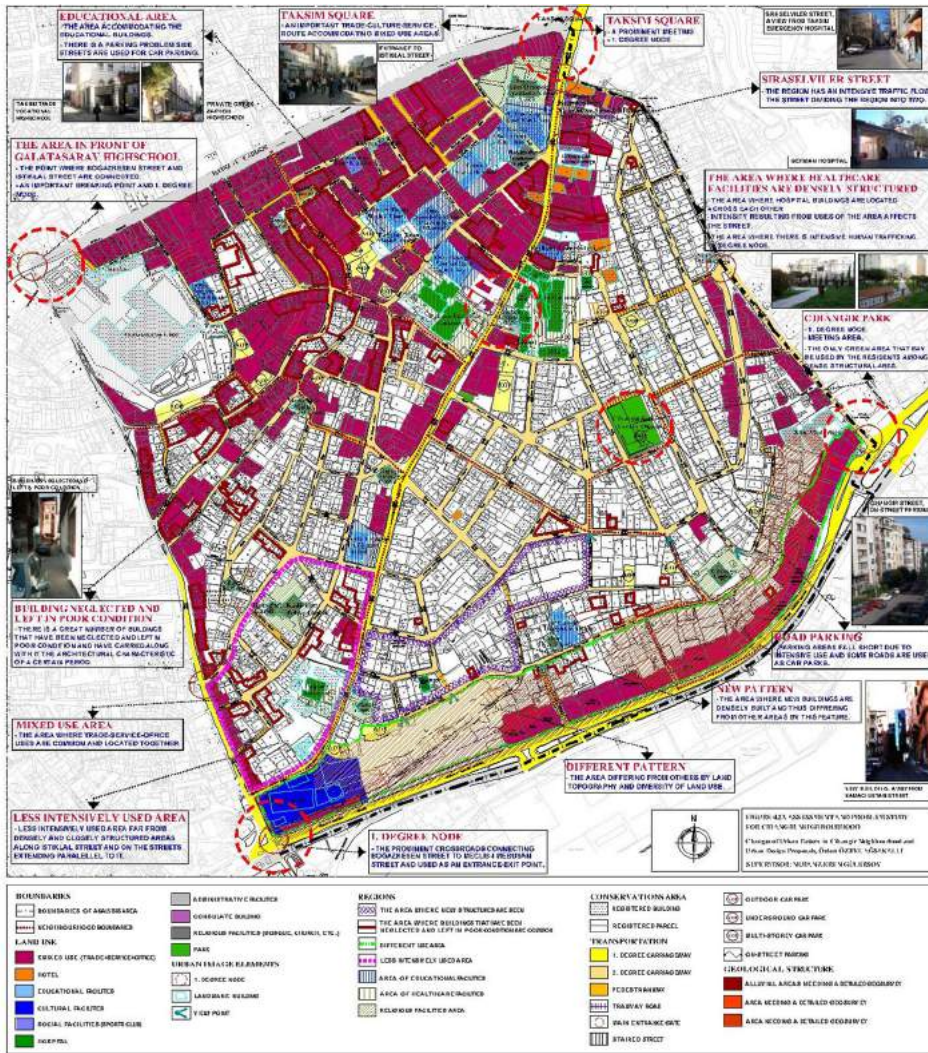


Figure 9. Assessment and definition of the problems for Cihangir Neighborhood.

analyses, a synthesis study was developed and presented under headings Building Usage, Building Status and Building Height, Transportation and Building Density. According to the assessment made in the Synthesis Study, most of the registered buildings in the settlement are seen as restored, well-kept structures today. However, on the other hand, there are registered buildings, which are abandoned and not serviced in the area.

Although 37.6% of the buildings located in Cihangir Neighborhood can be classified as medium-maintained buildings, 3.6% are composed of those buildings that are in bad state-unsuitable for residence, and 15% is composed of under-maintained buildings. These figures indicate that most of the buildings in the area are well maintained. Also 54.9% of the registered buildings are in the category of medi-

um-maintained buildings. 37.6% of the buildings in the area and 33, 3% of the registered buildings have 5 floors.

Due to the insufficient capacity of the car parks, small areas have been assigned on many streets for parking purposes. The streets having no such small parking areas are used on both sides for parking. The region has one of the most exquisite views in Istanbul because of its topography but it could not be connected to the coastal route by means of a transportation route extending from the area due to the said topography which results in a lack of traffic integrity. Connection to Mecalis-i Mebusan Street at the south can be ensured only by means of stairway streets (Figure 10). Although the inner parts of the neighborhood are mostly used for residence purposes, wide and multi-floor buildings constructed on the large plots increase the building

density.

After the synthesis study, problems determined in the neighborhood were presented and evaluated with the Assessment and Problem Study Map. These problems have been grouped under the following headings: Building and Land Usage, New Plot Pattern, Transportation, Irregularity in Green Plants, and Urban Furniture (Figure 10).

3.2.2 Analysis related to building and land usage

Under the heading Building and Land Usage, it is stated that although most of buildings located along Siraselviler Street have mixed usage, i.e. trade + servicing, and Başkurt Street that runs parallel to that street is only used for residence purposes.

Under the title of transportation, the crossroads connecting Akyol Street to Mebusan Rise and Kazancı Rise is said to serve as a traffic intersection point and main entrance to Cihangir Neighborhood. Also, it is emphasized that Cihangir Street is the widest of all streets in the area.

Under the title of Green Plants and Disorder of the Urban Furniture, it is stated that the green areas created on the pavements unfortunately narrow the pavement area and do not allow the pedestrians to walk freely on the streets, and also that there is an inconsistency between the size of the green areas and of the pavement area.

The urban furniture, especially trash-cans are not deployed in the area regularly and this makes a negative impact on the physical appearance of the neighborhood.

Under the title of New Plot Pattern, it is stated that differences in terms of size and shape could be seen in the plots drawn on the area of Cihangir Neighborhood in connection with the registered and non-registered buildings. Also, it is stated that although the shape of most plots has been preserved today, some plots have become merged and got bigger (Figure 10).

Within the study, superimposing the Pervititch Map (1926) with the current status is intended to show the differences between the old pattern and the new pattern (Figure 11). While making

the urban design projects, the plot sizes of the original pattern are considered.

The urban identity of Cihangir Neighborhood was examined under three main headings: Urban Identity Elements Arising from Structured Environment, Urban Identity Elements Arising from Natural Environment and Urban Identity Elements Arising from Social Environment.

After presenting the elements of urban identity, studies conducted on the urban pattern of Cihangir Neighborhood were detailed.

A Three Dimensional Model of the land is prepared so as to analyze the land in detail and define the sloppy areas clearer. (Figure 12).

In these studies, the urban pattern of Cihangir Neighborhood has been explained in terms of its form characteristics. These form characteristics were examined under headings of shape-ground correlation, continuity, succession, repetition, rhythm, size and scale, shape, ratio, hierarchy, dominancy, pattern, direction, transparency, similarity, volume, scope and time.

3.2.3. Data concerning the social pattern

In addition to the area analyses, data concerning the social structure of Cihangir Neighborhood residents was determined under the headings of educational status, household structure and gender issues, and ethnic and religious origin.

According to the data obtained from the Mukhtar, the total population of Cihangir Neighborhood in 2006 was 4.539. University graduates living in the area ranked first with at 38%, secondly came high-school graduates with at 20%, and thirdly were elementary graduates with a ratio of 18% (Data from Cihangir Mukhtar, 2006).

The high rate of university graduates in the area shows that most of the population is educated. This also proves that the rate for finding a regular well-paid job is high and the social-economic status of the neighborhood is good. Again, according to the date obtained from the Mukhtar, 49.61% of the people living in the neighborhood are men, and 50.39% are women. As the

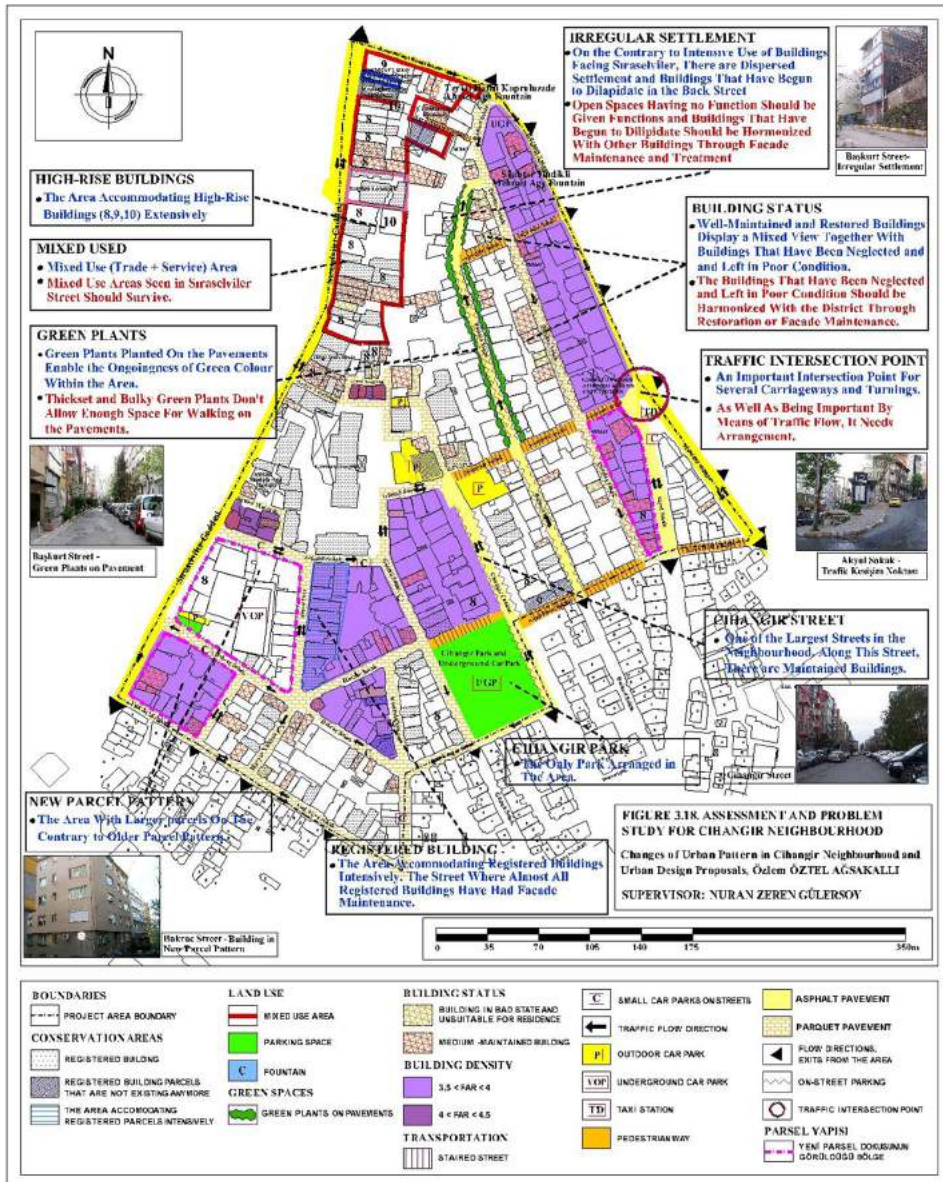


Figure 10. Assessment and problem definition study for Cihangir Neighborhood.

ratio of the working population is high in the area, and the female population is greater than the male population, it can be concluded that the number of working women is quite high there.

After describing the social structure, concise information on the work and activities conducted by the non-governmental organizations has been provided.

4. Changes in the physical and social structure of Cihangir Neighborhood

At the end of this section, it was stated that Cihangir Neighborhood has a unique identity, created as a result of the extensive changes that took place in the past. It was also emphasized that

as the neighborhood is located very near to Taksim Square, many of the usage trends have been transferred to the neighborhood and as a result Sıraselviler Street has hosted these variable usage trends that could not find any unoccupied area for them along İstiklal Street. Cihangir Neighborhood preserved its historical heritage as reflected by its social structure, and has a different pattern in terms of physical environment in the county of Beyoğlu in general.

In the fifth section called “Changes in Cihangir Neighborhood and Urban Design Projects”, the area analysis studies and social structure data relating to the years 2001 and 2006 were com-

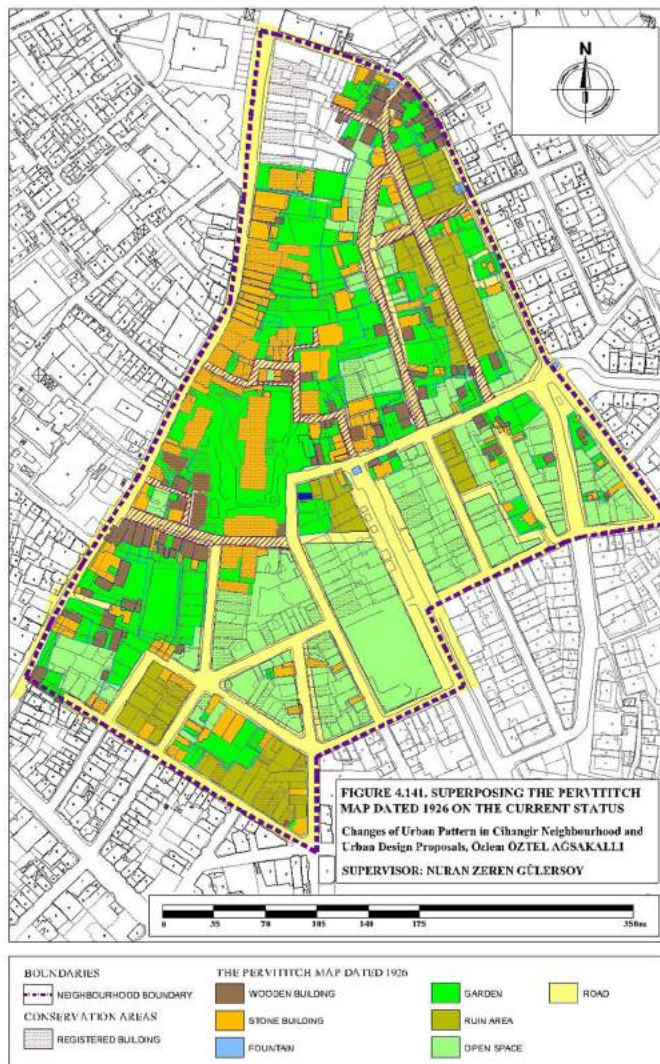


Figure 11. Superposing the Pervititch Map dated 1926 on the current status (2006).

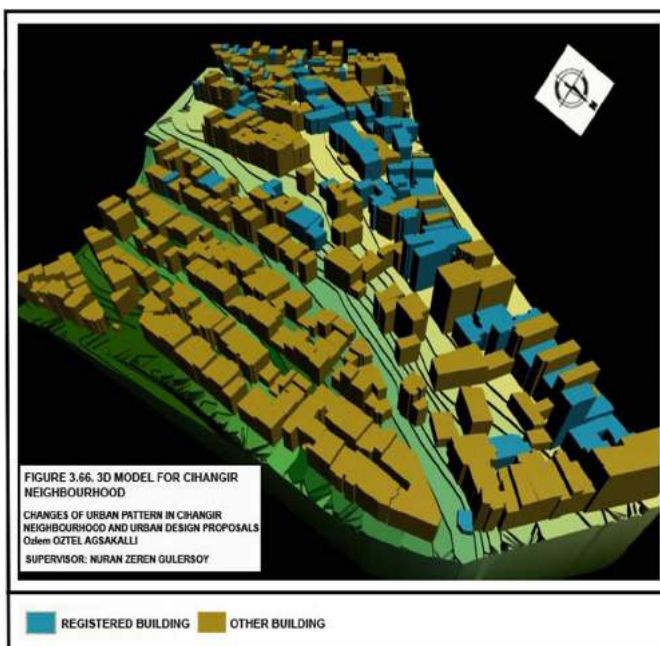


Figure 12. Three dimensional model of the existing land use in Cihangir Neighborhood.

pared in order to present the current changes in the neighborhood. Then, the urban design projects planned to be implemented in the short and long term were explained. The changes that took place in the neighborhood were examined under two headings: changes in the physical structure and changes in the social structure.

4.1. Changes in building usage

When comparing the data from the year 2001 and 2006, the ratio of increase for residential use is determined to be 2.44%, and office usage on the ground floor is 0.33%. Also, office, real estate agencies, and tourism agencies are increased by 1.64% and restaurants, and cafes are by 2.53%. Previous use in the area during 2001 including print houses, music courses, sports centers and gasoline stations ceased to exist in 2006. Changes ascertained in structural uses are shown in the photos taken during field studies in the years 2001 and 2006 as well as the areal analysis.

On the ground floors of registered buildings, restaurants and cafe usage increased in 2006, by a 3.34% rate. This rate is the biggest difference among other uses. Also, in 2006 office-bureau-estate agency usage increased by 1.31%. This also shows the increasing in usage of offices in registered buildings. In Figure13, one of the registered buildings in Soğancı Street can be seen. While the ground floor of the building had been used as the Bilsak Building warehouse in 2001, it was stated that in 2006 that it was being used as real estate agency (Figure14). Being the Bilsak Culture Center in 2001, it was changed into an office-bureau in 2006.

Structures, defined as middle maintenance increased in 2006 by 5.91%. Uninhabitable structures declined by 0.53% in 2006 and structures under construction increased by 0.65%. This shows that some of the uninhabitable structures in 2001 were destroyed and replaced by new ones. In addition, declining by 3.15% in 2006, middle maintenance structures were having frontal maintenance and became middle maintenance structures also.

In Figure 15, it is seen that, the status of the 3-floors building on Güneşli Street in 2001. The ground floor and

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upper floors of the medium-maintained building were used for residence purposes. And in Figure 16, on the photo dated 2006 that, the facade cleaning and painting were conducted on this building. The building was made prominent compared to the adjacent building due to its special color differing from the color of the adjacent building, which was constructed of different facade materials.

4.2. Changes in physical structure

Changes in Physical Structure were examined under the headings of, Changes in Building Heights, Changes in the Building Construction Methods, Changes in Transportation and in the Landscape Architecture.

4.2.1. Changes in building heights

While examining the data on building heights collected during the years 2001 and 2006, it can be seen that there has been reduction in the number of buildings having 4 or 5 floors. However the number buildings having 6 floors increased by 0.51% and the ones with 7 floors increased by 0.47%.

4.2.2. Changes in the building construction methods

When we examine the construction methods applied to all buildings in the area, it can be determined that there has been 0.42% decline in 2006 and 0.65 % increase in the reinforced concrete buildings. The reason for this could be the demolishing of old and worn out buildings and then their debris was used in order to construct new buildings.

4.2.3. Changes in transportation and in the landscape architecture

While in 2001, nearly all of the streets in Cihangir Neighborhood had asphalt paving, since the study on the Street paving situation, all streets except main traffic roads have been paved with parquet stone in 2006 (Figure 17 and 18).

With the said arrangement was an attempt to create a parking order with small car parking areas on the streets. As for the landscape architecture works, planting of young trees at certain intervals along the streets and



Figure 13. Ground floor use of Bilsak Building, Soğancı Street, 2001.



Figure 14. Old Bilsak Building and ground floor use (as real estate agency), Soğancı Street, 2006.



Figure 15. Registered building on Güneşli Street, 2001.



Figure 16. Registered building on Güneşli Street, 2006.



Figure 17. Matara Rise, asphalt surfacing, 2001.

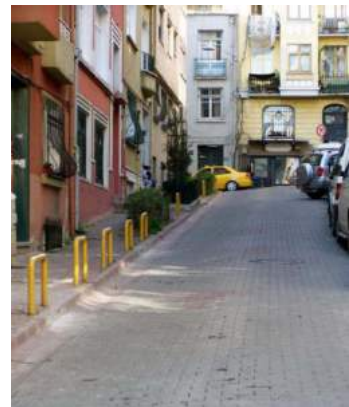


Figure 18. Matara Rise, parquet stone surfacing, 2006.

creation of small green areas following each other on some other streets can be noticed (Figure 19 and Figure 20).

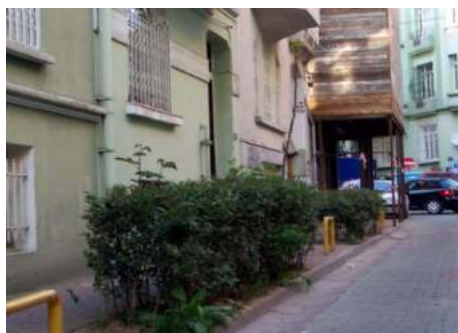


Figure 19. Green areas on the pavement, Havyar Rise, 2006.



Figure 20. Green areas at the beginning and end of the small car parks, Havyar Rise, 2006.

4.3. Changes in the social structure

When it is compared the dates obtained from the Mukhtar of Cihangir in respect to the years 2001 and 2006, it is seen that there has been a raise by 2% in elementary school graduates, 8% raise in university graduates, and 1% raise in high school graduates. This raise in the university graduates shows the education level in the Cihangir Neighborhood has improved.

In 2006, it was determined that the single population was raised by 4%. This raise in the single population means that the area is becoming more attractive for single people (Data from Cihangir Mukhtar, 2001-2006).

5. Cihangir Neighborhood urban design projects

After presenting the changes in the area by comparing the dates for 2001 and for 2006 under the thesis study, the urban design projects were described. These urban design projects were developed for implementation in two different time periods. The reason for developing the projects in this way is that the settlement conditions and physical environment arrangements suggested for Cihangir Neighborhood are suit-

able to be implemented in a short term and long term process. The ongoing rapid physical change process in the neighborhood was another factor in dividing the project to address the two different time periods.

Urban design projects in Cihangir Neighborhood aim to raise the physical quality of the neighborhood and to make regulations as to modern life requirements and to ensure the registered buildings in the area do not harm the environment. Also, the aim is to provide awareness about the historical values and incoming tourists from Be-yoğlu County.

5.1. Short Term Urban Design Project

This project suggests that the area should be used as residential areas and should be opened for cultural and touristic activities after taking into account the upper scale planning decisions. For that purpose, a cultural and touristic trip course has been suggested. The structured use along the roads that are to be visited by tourists has been re-arranged. Initially the types of interventions required to be made to these buildings were highlighted. These types have been classified as interventions for the registered buildings and interventions for the other buildings.

The types of interventions to be made to the registered buildings are as follows: Registered buildings to be conserved in their present state, registered buildings to be re-constructed according to the original design, registered buildings whose facade will be renovated according to the original design, registered buildings whose facade will be cleaned according to the original design, and registered buildings needing restoration-reinforcement. The stated types of intervention have been explained in detail on the photos belonging to these buildings.

The types of interventions to be made to the other buildings are as follows: Building that will remain in its present state, to be demolished and re-constructed in accordance with the design principles. A building that will remain in its present state, but whose facade will be renovated and a build-

ing that will be demolished in the long term without any further construction.

Upon determination of the intervention types, the principles for the short term urban design project have been elucidated. These principles have been explained under the main headings of the principles for physical environment arrangements and the principles for transportation arrangements.

5.1.1. Organization principles aimed at physical environment

The principles for physical environment arrangement have been detailed under the sub-headings of arrangements to be made on building facades, arrangements to be made on building uses and arrangements to be made on the green areas and urban furniture.

5.1.1.1. Arrangements for building facades

After the application of structure interventions in the short term, as part of the design project, the binding principles regarding building facades were determined. Some of these are listed below:

- If a new structure is to be built in the short term, as a replacement for buildings in disrepair and unsuitable for residence, settlement conditions determined in the urban design project in the long term will be valid.
- Buildings that have unmaintained facades, after application of appropriate types of intervention, will be painted according to the color scale, which is determined for all structures in the area.
- In a case where a new structure is to be built to replace a registered structure plot, the height of the structure should not outgrow the old one.

5.1.1.2. Arrangements for building usage

The building uses suggested under the urban design project planned to be implemented in the short term have been conceived in line with the present social-cultural structure of the area and by taking into account the current uses. A "Tourist Course" has been suggested for the area and it has been recommended that buildings lo-

cated along that course should change the type of use to cultural and touristic activity. Some of the arrangement principles apart from these stated ones are as follows:

- In the area, structures and land usage that will cause visual pollution, and that will harm the buildings' structural quality should not be allowed.
- Along with the business center lines in Siraselviler Street, Akyol Street, Kazancı and Mebusan Slope, Cihangir Street could be developed as a business center also.
- In the usage of grocer-like stores in the ground floor of the building, there should be certain standards, and grocer-like stores' usage can be improved physically.

6 new buildings have been suggested and they should be built on the lands currently occupied by rundown buildings and on empty plots. No further intervention is feasible for application to the facades of the buildings that are medium-maintained and in an average state in the short term. Because of this difficulty in feasibility in the short term, it has been decided to study such buildings in the long term (Figure 21).

The Short Term Urban Design Project has been prepared on the scale of 1/1000 under the above mentioned design principles (Figure 21). A detailed project scaled at 1/500 (Figure 22) and the Three Dimensional Model of the Short Term Urban Design Project (Figure 23) have also been prepared for a certain area.

In the Short Term Urban Design Project, not enough intervention has been recommended in connection with the general building forms and land uses in the area but suggestions have been made for building facades, transportation means and building uses.

Most, especially the use of the buildings located along the tourist trip course has been rearranged

Which uses can be allowed and which can't be allowed under the above aforementioned design principles.

5.1.1.3. Regulations on the green areas and urban furniture

The green areas created along the

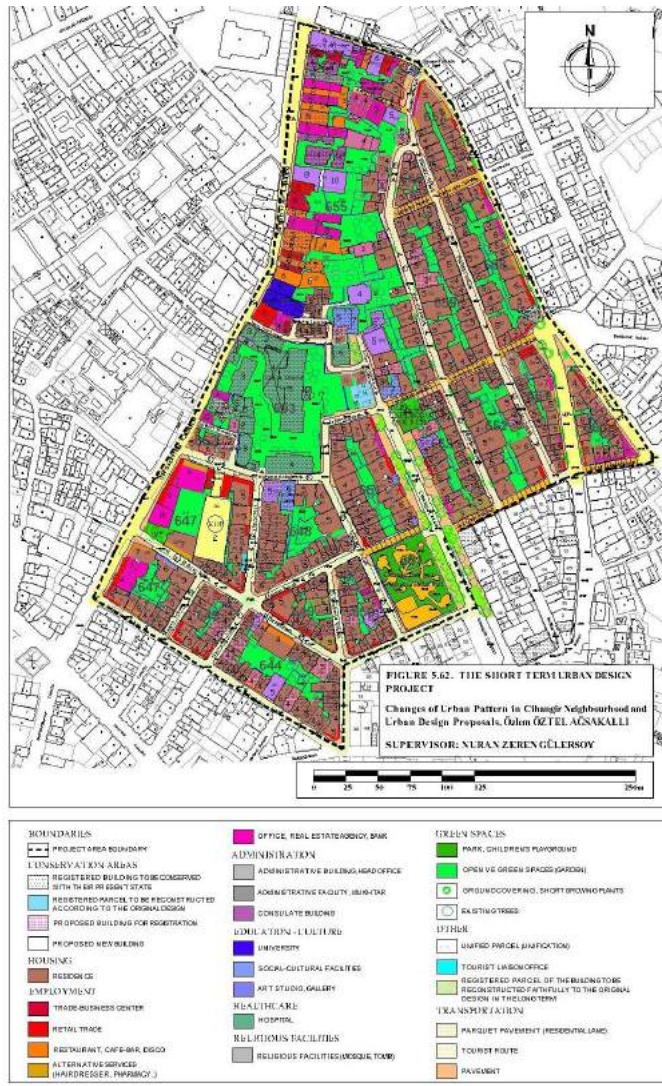


Figure 21. 1/1000 scaled Short Term Urban Design Project in Cihangir Neighborhood.

pavements have been examined under the project and it has been determined that they are preventing free movement and ease use on the pavements, and so it has been assessed that they need to be removed; but instead pots of short green plants and flowers may be placed at the beginning and end of the small car parks assigned alongside the roads and on the extending parts of the pavement. Also, flower-pots hanged on to lighting equipment have been suggested. Since the lighting equipment to be suspended at both sides of the roads does not occupy any space on the road and pavement but can provide good lighting, they have been deemed as feasible. However, the type of equipment to be selected should have more powerful light and should have a better aesthetic form. Any lighting equip-

ment to be installed onto the facade of registered buildings should not harm the building and should be powerful enough to illuminate the entire building façade. The advertising boards placed in the area have been deemed as unsuitable for their dimensions and locations and it has been suggested to replace these boards with the information boards aimed at tourists.

As the advertisement boards are too big, they occupy too much space and they further narrow the roads that are already not so wide in the area. For that reason, it has been emphasized in the project that the size and shape of the information boards for tourists should be determined by taking into account the human scale, and should be designed to contain sufficient information in order to ensure that they are helpful and consistent with the environment.

5.1.2. Principles of arrangement for transportation

The main principles set forth for transportation under the project have been also highlighted and it has been suggested areas shall be assigned to serve as a square. The region where Bakrač Street, Havyar Street, and Havyar Rise are re-arranged as a square so it has been suggested to design a square in that area in the short-term. Some of the arrangement principles are stated as follows:

- In the area, except for Siraselvililer Street, Akyol Street, Mebusan and Kazancı Slopes, all other the streets should be regulated as a service road, which all vehicles should use when needed.
- There should be a routing for tourists to walk around and there should be a tourist walking track.
- Traffic signs in the area should be rearranged to provide transportation order at a maximum level.

5.2. Long term urban design project

The long term urban design project is actually a successor to the short term urban design project and it aims to preserve the application of the arrangement principles proposed for the short term. The types of interventions required to be made to these buildings in the long term are similar to the

interventions to be implemented in the short term. These types have been classified as interventions for the registered buildings and interventions for the other buildings.

Principles of Arrangement for the Long Term Urban Design Project have been detailed under the main headings of principles for physical environment arrangements to be made on building facades; arrangements to be made for building usage, and arrangements to be made for the green areas and urban furniture. Figure 24 shows the Long Term Urban Design Project 1/1000 scaled and Figure 25 shows the Long Term Urban Design Project scaled 1/500. Figure 26 shows the three dimensional model of the Long Term Urban Design Project.

5.2.1. Arrangements for building facades

Building heights have been also mentioned in connection with the arrangements suggested for building facades and the following principle has been set: “The floor heights must increase or reduce in line with the increasing or decreasing slope to be determined according to topographic data”. Detailed explanations have been provided about the width of building facades.

As the maximum facade width of the buildings in the area is 8 meters in case of the registered buildings and 15 meters in case of other buildings, in the event that there are plots facing the road and having a width of less than 6 meters, it has been suggested to unite these plots for the new buildings only. Also, it's suggested that the width of the new united plot must not be more than 15 meters by taking into account the previous urban pattern in the Pervititch Maps and also the current situation.

The following principle has been set for the registered buildings: “If the height of the buildings located in the map section is different to where the registered building is also located, these buildings should be re-arranged in reducing heights when they get closer to the registered building resulting with the status that the height of the building located adjacent to the reg-



Figure 22. The Short Term Urban Design Project scaled 1/500 in Cihangir Neighborhood.



Figure 23. Three dimensional model of the Short Term Urban Design Project.

istered building is not more than the height (roof elevation) of the registered building”.

5.2.2. Arrangements for building use

As for the suggestions for the building use in the long term, it has been

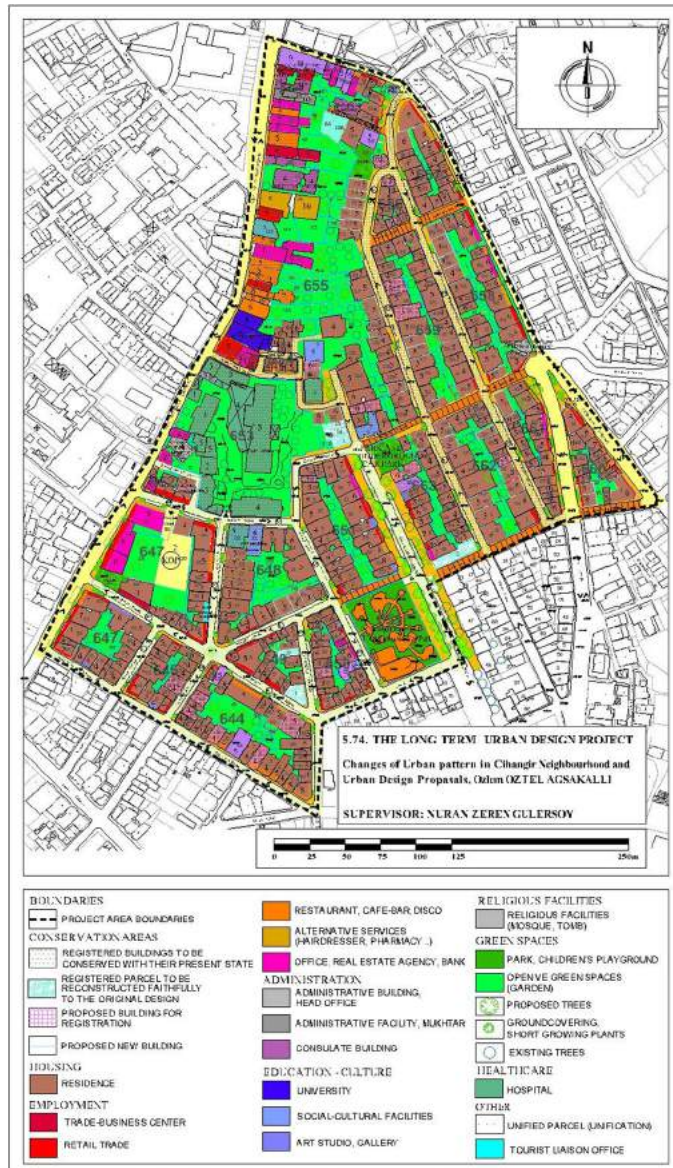


Figure 24. The Long Term Urban Design Project scaled 1/1000.

recommended that all hotels in the area should be re-arranged in order to accommodate the new tourists who will visit the area by using the suggested tourist course for the area. Usage based on map reference has been suggested under the project and it has been recommended to re-construct the registered buildings that are not in existence any more according to the original design.

5.2.3. Arrangements for green areas and urban furniture

It is thought that the principles set for the short term arrangements to be made to the green areas and urban furniture can also be implemented in the long term. In that regard, it has been

decided that planting of green plants should not be permitted in order to allow enough space for walking on the pavements.

At the end of this section, it is stated that tourist activities should be encouraged in the area in line with the recommendations of the 1/100.000 Environmental Order Master Plan and 1/50.000 Metropolitan Area Master Plan that suggests the building of a tourist trip course. It is concluded that this attempt would emphasize the historical importance of the area and should make it a much preferred region as in olden times.

6. Implementation model

An implementation model to be created with the participation of organizations and agencies having authority on the area is suggested. The model suggests that the local residents should be timely informed of all phases of the project and they should be encouraged to participate in the project. Such a model could be defined as a participative model ensuring coordination between the Beyoğlu Municipality, the Mukhtar, and non-governmental organizations that are active in the area as well as the inspection and cooperation of the Cihangir Neighborhood, Urban Design Projects Application Unit (CK-TUB).

While describing the phases of the implementation model, it has first been stated that the necessary legal infrastructure should be prepared. Later it would be necessary to define the project stakeholders with whom cooperation will be ensured, to provide regular information on the projects to the relevant divisions of Beyoğlu Municipality and take their opinion on the same, to inform the Mukhtar of the project and to determine those tasks to be completed by the Mukhtar during the implementation of the model. Another phase of the implementation model has been determined as informing the non-governmental organizations that are active in the area of the project and ensuring their participation as already stated.

The final phase of the implementation model has been determined by informing the local residents living in the

area of the project and ensuring their participation.

In the conclusion section, it is been emphasized that the basic purpose of the model developed for the implementation of the urban design projects suggested for the Cihangir Neighborhood is to ensure the participation of local administration and residents, and to create a suitable environment in which they can work in cooperation. It is stated that if local residents are informed in advance on the projects to be implemented, they would provide assistance and ease during the implementation phase and become familiarized with, and adopt the project mission.

After the foundation of CKTUB, which will assume an important role in communicating the projects to the local residents, it will be possible to find on-site solutions for all problems and questions. The scheme of the application model developed is shown on Figure 27.

In addition, in the seventh and final section, the results obtained from the thesis study have are presented and a general assessment is made.

7. Results and discussion

In this study, the changes that took place in Cihangir Neighborhood from the past up until the present time, and its current status has been investigated.

As a result of the consultation made between the dates relating to the area analyses performed there in 2001 and 2006, it has been observed that a considerable change occurred in building use over a 5 years period. This fact shows that the region has a dynamic structure and is currently passing through a change process. It has been determined that retail trading shops reduced over time, but the number of cafes, bars, restaurants and of offices, bureaus and real estate agencies increased and that people involved in retail trading are now starting to prefer the latter uses. This may be interpreted to the effect that intellectual trends are recovering in the neighborhood.

The fact that physical and functional arrangements planned in the area have been successfully completed indicates that the local residents are sensitive to,



Figure 25. The Long Term Urban Design Project scaled 1/500.

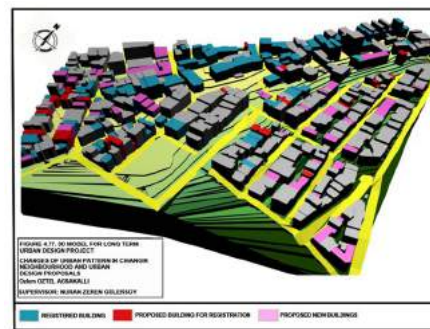


Figure 26. Three dimensional model of the Long Term Urban Design Project.

and well aware of the project goals, and they have a strong feeling of ownership for their neighborhood. It also indicates that local residents prefer Cihangir for its specific physical environment. As the unoccupied areas are developed in the neighborhood more and more, and the population increases compared to the year 2001, we can say that interest toward Cihangir has

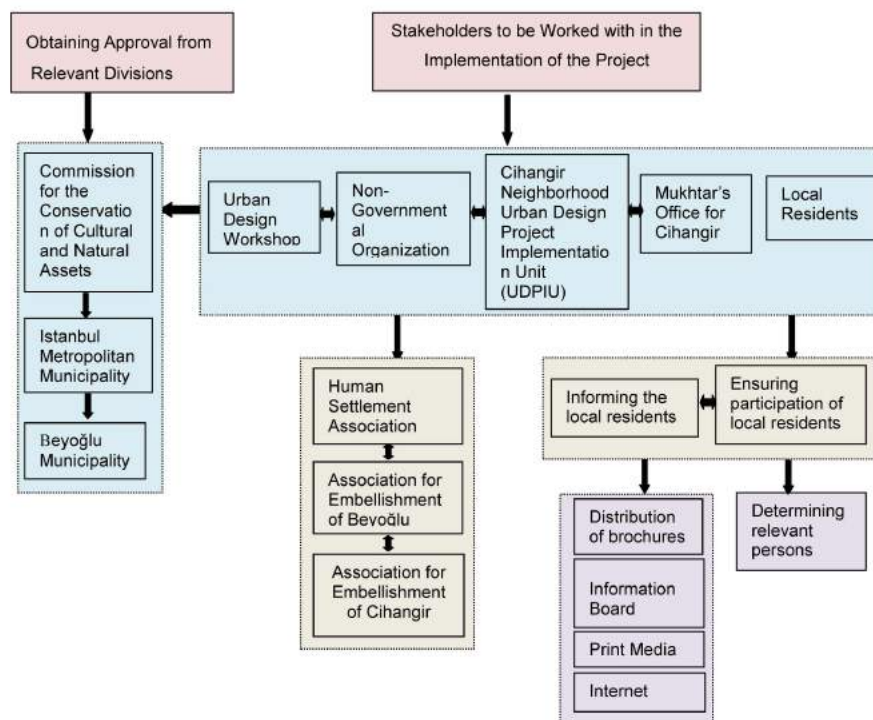


Figure 27. Implementation model for Cihangir Neighborhood urban design.

risen recently and it is now more preferred as a residential area.

In addition to the area analyses performed in 2001 and 2006, a study was performed in 2012 independently from this thesis study. The purpose of this study was to determine in what direction the changes are proceeding and continuing in the area. And therefore, data from 2012 has been added to the comparison of data from the years 2001 and 2006 and has been added to the fifth section. Relevant changes indicated by this data have been presented in tables, graphics and photos in the thesis study, and here a general assessment has been made on the sole basis of photos. Figure 28 shows the entrance of the Sports Center located on Havyar Rise in 2001. This building was demolished in 2006, and a new building is being constructed as may be seen in Figure 29. Figure 30 shows the status as of as 2012 of the building started to be constructed. Although the lower floors of the building are designed for commercial use, upper floors are designed for residential use.

In addition to the detailed area analyses and pattern analyses performed under the thesis study, the physical and functional arrangements made so far in

the neighborhood have been assessed.

As a result of this assessment, it has been determined that this work could be completed only in certain parts of the region being far from integrated to the whole area. Such type of localized physical and functional arrangements could be deemed to have been completed successfully only for that specific location. Therefore, such arrangements should be disseminated throughout the whole area by taking into account the existing pattern and establishing proper relationship with the environment in order to become more successful and sustainable. Any partial approach to the urban design should be replaced by a holistic approach covering whole area and aiming to emphasize and highlight the valuable pattern and potentials of the region in order to avoid the danger of losing the urban identity that has been affecting the cities in the recent times. Nowadays "Urban Design Manuals" are prepared to indicate how a city may be developed in line with the urban design principles without losing its inherited identity. Therefore, we believe that "Urban Design Manuals" to be developed in general for the Cihangir District and in particular for the Cihangir Neighborhood would be



Figure 28. The entrance of the sports center located on Havyar Rise, 2001.



Figure 29. Havyar Rise, new construction, 2006.



Figure 30. Havyar Rise, 2012.

very helpful in preventing the physical arrangements from ruining the historical pattern of the district and of the neighborhood.

It has been frequently observed that historical residential areas located nearby the city center suffer from the threat of becoming a ruined area both in our country and in other countries. Therefore, it is essential for such regions to discover and use their potential. In order to be successful in any urban design and conservation project covering such areas, the region must be known and understood very well, its change process must be defined accurately, and detailed pattern analyses must be performed. Then developmental opportunities may be explored in line with the “Urban Design Manuals” to be developed from these analyses without ruining the original pattern of the area, and the region may be improved and developed on the basis of such unique identity. In this way historical residential areas located nearby the city center may be transformed into living areas that are commonly preferred, and also into a center of attraction for other citizens.

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Cihangir Mahallesi'nin kent dokusundaki değişimler: Kentsel tasarım önerileri

"Cihangir Mahallesi'nin Kent Dokusundaki Değişimler ve Kentsel Tasarım Önerileri" isimli Yüksek Lisans Tezine dayanan bu çalışmada amaç, Beyoğlu İlçesi'nin merkezinde yer alan tarihi dokuya sahip Cihangir Mahallesi'nin geçmişten günümüze geçirdiği değişimlerin incelenmesi ve günümüzdeki durumunun ve sorunlarının yapılan analizler ile tespit edilerek, kısa ve uzun vadede uygulanabilecek kentsel tasarım önerilerinin geliştirilmesi amaçlanmıştır. Çalışma alanı olarak seçilen Cihangir Mahallesi'nin fiziksel ve sosyal yapısında meydana gelen değişimler, geçmişten bu güne kadar olan zaman içindeki değişimler ve günümüze yakın dönemde yaşanan değişimler olmak üzere iki farklı zaman dilimi içinde incelenmesidir.

Tez çalışmasının Birinci Bölümü olan Giriş Bölümünde çalışmanın amacı, kapsamı ve yöntemi açıklanmıştır. Çalışmada izlenen yöntem, literatür araştırması, alansal analiz çalışmaları ve bu çalışmaların digital ortama aktarılması, çalışma alanının fiziksel ve sosyal yapısındaki değişimlerin iki farklı zaman dilimindeki verilerle karşılaştırmalı olarak incelenmesi, alanın mevcut durumunun ve alan için geliştirilen kentsel tasarım önerilerinin üç boyutlu modellerle görselleştirilmesi şeklinde açıklanabilir.

Tezin İkinci Bölümünde, tarihi konut alanlarının korunması, yenilenmesi konusunda Avrupadaki ve Türkiye'deki örneklerin incelenmesine; tarihi dokuyu ve tarihsel süreç içinde oluşan kent kimliğini korumanın, yenileme çalışmalarında unutulmaması gereken önemli bir konu olarak ortaya konmasına, kentsel tasarımda kullanılan ve tez çalışmasında da sıklıkla değinilen, tezin temelini oluşturan, "Kentsel İmaj, Kent Kimliği, Kent Dokusu, Kentteki Form Özellikleri" gibi temel kavramların açıklanmasına çalışılmıştır.

Tezin Üçüncü Bölümde, Cihangir Mahallesi'nin sahip olduğu tarihsel kimliğin ön plana çıkarılması için, Cihangir Semt'i'nin ve Cihangir Mahallesi'nin İstanbul ve Beyoğlu içerisindeki yeri ve önemi anlatılmış, tarihsel süreç içerisinde kent dokusundaki değişim-

ler ele alınmıştır. Tarihsel süreç, "XIX. Yüzyıl Öncesi, XX. Yüzyıl Başları ve 1940'lardan Sonra Cihangir" başlıklarında özetlenmeye çalışılmıştır. Günümüze kadar yapılan planlama ve düzenleme çalışmaları ise, "Planlama Çalışmaları" ve "Fiziksel ve İşlevsel Düzenleme Çalışmaları" olmak üzere iki başlıkta incelenmiştir. Günümüzde yapılan fiziksel ve işlevsel düzenleme çalışmaları içinde, "Oba Sokak'taki Fiziksel ve İşlevsel Düzenleme Çalışmaları" ve "Sıraselviler Caddesi'ndeki Fiziksel ve İşlevsel Düzenleme Çalışmaları" ele alınmıştır.

Tezin Dördüncü Bölümünde, Cihangir Mahallesi'nde tez kapsamında önerilen Kentsel Tasarım Projesi'nin amacı ve hedefleri ortaya konulmuş, Cihangir Mahallesi'nde geliştirilen kentsel tasarım projelerine temel oluşturan alansal analiz çalışmalarına yer verilmiştir. Projenin hedefleri, "Fiziksel Çevreye İlişkin Hedefler" ve "Ulaşım Düzenlemesine Yönelik Hedefler" olmak üzere iki başlık altında açıklanmıştır. Alansal Analiz Çalışmaları "Cihangir Semt'i Genelinde Yapılan Analiz Çalışmaları" ve "Cihangir Mahallesi'nde Yapılan Analiz Çalışmaları" olarak değerlendirilmiştir. Cihangir Semt'i genelinde; "Jeolojik Yapı Analizi, Cihangir Semt'i'nin Mevcut Ulaşım Şeması, Cihangir Semt'i Kentsel İmaj Elemanları Analizleri" ve Cihangir Semt'i genelinde tespit edilen sorunların ifade edildiği "Sorun ve Değerlendirme Çalışması" yapılmıştır. Cihangir Mahallesi'nde yapılan Alansal Analiz Çalışmaları ise; "Yapı Kullanımı, Bina Durumu, Bina Kat Adetleri, Bina Yapı Tarzı, Mülkiyet Durumu, Tescilli Yapıların Mevcut Durumu, Doluluk-Boşluk Oranları, Yapı Yoğunluğu, Arsa Değerleri, Mevcut Ulaşım Şeması, Mevcut Kent Mobilyaları, Sentez, Sorunların Tespiti ve Değerlendirilmesi" başlıklarında toplanmıştır. Fiziksel çevreye ilişkin analiz ve tespit çalışmalarının dışında, Cihangir Mahallesi'nin sosyal yapısına ilişkin olarak da Cihangir Muhtarlığı'ndan ulaşılan bilgilerle "Eğitim Durumu, Hane Halkı Yapısı ve Cinsiyet Durumu, Etnik Köken" başlıkları altında incelemeler yapılmış ve son bölümdeki uygulama modelinde yer alması düşünülen paydaşlardan, semt genelinde ve mahalle özelinde

faaliyet gösteren sivil toplum kuruluşları ile görüşmeler gerçekleştirilmiştir. Tüm bu analiz ve inceleme çalışmalarının dışında, Cihangir Mahallesi, Öneri Kentsel Tasarım Projesine altlık oluşturacak şekilde, Kent Kimliği ve Kent Dokusu açısından da incelenmiştir. Kent Kimliğine yönelik olarak yapılan incelemeler, "Yapılmış Çevreden Kaynaklanan Kentsel Kimlik Öğeleri, Doğal Çevreden Kaynaklanan Kentsel Kimlik Öğeleri ve Sosyal Çevreden Kaynaklanan Kentsel Kimlik Öğeleri" olarak üç kısımda incelenmiştir. Yapılan tüm analizler bölüm sonunda yer alan Sonuç kısmında değerlendirilmiştir.

"Cihangir Mahallesi'ndeki Değişimler ve Kentsel Tasarım Projesi" başlıklı Beşinci Bölümde, Cihangir Mahallesi'nin fiziksel ve sosyal yapısındaki değişimler, 2001 yılı verileri ile 2006 yılı verileri karşılaştırılarak anlatılmıştır. Daha önce, 2001 yılında, yüksek lisans projesi kapsamında yapılan arazi çalışmaları ile tez çalışması kapsamında 2006 yılında yapılan arazi çalışmaları, tablo ve grafiklerle karşılaştırılmıştır. Böylelikle, tarihsel süreç içerisindeki değişimlerin yanı sıra, son yıllarda gözlenen hızlı değişimler de ortaya konmaya çalışılmıştır. Değişimlerin tespit edilmesinden sonra, kısa bir zaman içerisinde, günümüzde uygulamaya konulabilecek "Kısa Dönem Kentsel Tasarım Önerileri" ve uygulama süreci nispeten daha uzun sürecek olan, daha sonraki yıllarda uygulamaya konulabilecek "Uzun Dönem Kentsel Tasarım Önerileri" yapılmış, düzenleme ilkeleri anlatılmıştır. Bölüm sonunda yer alan sonuç kısmında değişimlerin ve projenin değerlendirmesi yapılmıştır. "Kısa Dönem Uygulanacak Kentsel Tasarım Projesi"nde öncelikle, tescilli yapılara ve diğer yapılara uygulanacak müdahale türleri belirlenmiştir. Sonra-

sında, fiziksel çevreye ve ulaşımaya yönelik düzenleme ilkeleri anlatılmıştır. "Uzun Dönemde Uygulanacak Kentsel Tasarım Projesi"nde de, uzun vadede yapılara uygulanacak müdahale türleri belirlenmiş ve fiziksel çevreye yönelik düzenleme ve kullanım ilkeleri ortaya konulmuştur.

Altıncı Bölümde ise önerilen Kentsel Tasarım Projelerini uygulamaya koyabilecek bir uygulama modeli önerilmiştir. Bu uygulama modelinde, öncelikle alanda koruma ve gelişme dengesini sağlamayı öngören uygulamaların yapılabilmesi için gerekli olan yasal ve yönetsel alt yapının, ilgili paydaşların ve halkın uygulamalara yönelik olarak bilgilendirilmesi için gerekli organizasyonun tanımlanması, tescile önerilen yapıların ve tescilli yapılar hakkında alınan kararların, ilgili birimler ve kuruluşlar tarafından incelenmesi ve onaylanması sürecini açıklayan bir model önerilmiştir. Uygulama modelinin ikinci aşamasında, birlikte çalışılacak paydaşların belirlenmesine çalışılmıştır. Önerilen katılımcı modelde, Beyoğlu Belediyesi Kentsel Tasarım Atölyesi, Cihangir Mahallesi Muhtarlığı, bölgede faaliyet gösteren Sivil Toplum Kuruluşları ve alanda yaşayan halk birlikte çalışılacak paydaşlar olarak belirlenmiştir. Mahallede yaşayan halk ile işbirliği yapılması, projenin halka anlatılması ve halk katılımının sağlanması amacıyla "Kentsel Tasarım Uygulama Birimi"nin kurulması önerilmiştir. Bölümün sonuç kısmında ise uygulama modelinin genel bir değerlendirilmesi yapılmıştır.

Tezin Yedinci Bölümü olan Sonuç kısmında, yapılan tüm çalışmalar birlikte ele alınarak, tez çalışmasından elde edilen bulgularla birlikte genel bir değerlendirme yapılmıştır.

Bu çalışma, tezin 3, 4, 5 ve 6. özgün araştırma bölümlerinden derlenmiştir.