





## **ACKNOWLEDGEMENTS**

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Nuran ZEREN GULERSOY



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## INTRODUCTION

Cultural heritage is the living evidence of the past that shapes the future. There are two fundamental issues being discussed throughout Europe. One of these is the documentation of unique European cultural heritage and the other is the concept of conservation changing towards an understanding of revitalisation which brings the issue of regaining economic value of cultural assets with the determination of spatial interventions required for use and reuse considering the socio-economic relations. These specific issues bring the question of documentation and integrated conservation planning approaches to provide continuity in heritage.

Turkey has had an important portion of cultural heritage reserve throughout centuries, and Istanbul is certainly the most important; though there still exist some fundamental issues in the Turkish conservation system that must be considered. To summarise, these issues are a lack of strategic approaches to enhance the socio-economic role of urban heritage and to consider conservation policies within the planning process; insufficient tools and financial resources; and inconsistency of belief in the use and necessity of conservation.

"Istanbul Project: Istanbul Historic Peninsula Conservation Study" has been carried out within the framework of a protocol signed between 'Istanbul Technical University, Faculty of Architecture' and 'UNESCO-World Heritage Centre' between December 2002 and March 2003.

The study has been prepared by Prof. Dr. Nuran ZEREN GÜLERSOY, Asst. Prof. Dr. Azime TEZER, Asst. Prof. Dr. Reyhan GENLİ YİĞİTER, Res. Asst. Kerem KORAMAZ and Res. Asst. Zeynep GÜNAY, staff members of the Department of Urban and Regional Planning at ITU Faculty of Architecture.

It has been evaluated by the Istanbul Workshop held on 7-8 February 2003, with the contribution of international experts, Minja YANG, the Deputy Director of UNESCO World Heritage Centre, Yves DAUGE, Senator of Indre et Loire and Mayor of Chinon of France, David MICHELMORE, Building Conservationist. Prof. Dr. Zeynep AHUNBAY, the Chairperson of the Restoration Division of ITU Faculty of Architecture and former President of ICOMOS Turkey and Tülin Selmin ÖZDURAN, Representative of Ministry of Culture and Tourism have taken part in the study as national experts. Work commenced in November 2002 and was finalised in March 2003.

In 2005, it was awarded a Medal of European Union Prize for Cultural Heritage / Europa Nostra Awards 2004 in the category of studies in the field of cultural heritage for the comprehensive documentation of unique cultural assets and an integrated approach to urban conservation and historic revitalisation. The award was presented in the international European Awards Ceremony at the *Håkonshallen* in Bergen, Norway on 3<sup>rd</sup> June 2005. The national ceremony took place in 18<sup>th</sup> April 2006 in Istanbul Technical University Faculty of Architecture. The team received their awards from Orhan Silier – Member of Europa Nostra Executive Board and the President of the History Foundation Executive Board.

The aim of the study – carried out in close consultation with the UNESCO World Heritage Centre – is to formulate general planning determinants and to propose conservation strategies that maintain the appropriate and contemporary development of the social and physical/environmental fabric of the selected areas of the Istanbul Historic Peninsula, namely Zeyrek, Süleymaniye and Yenikapı, whilst simultaneously preserving their historical, aesthetic and functional values.

The Historic Peninsula of Istanbul has always been the focal point of the Greater City of Istanbul containing the city's principal historical, architectural and archaeological sites. The monumental buildings and civil architecture of Zeyrek and Süleymaniye, all bearing importance from historical, aesthetic and architectural perspectives, are such that they were included in the List of World Heritage in 1985. By 2000s, these outstanding areas are being threatened to be excluded from the List by UNESCO experts, because of the lack of effective and continuous conservation attempts by competent institutions. However, the conservation of the urban fabric of Zeyrek, Süleymaniye and Yenikapı for future generations represents not only national but also universal responsibility.

The study contains four volumes. The first volume presents an overview of the approach towards the conservation of cultural heritage assets in Turkey. The other three volumes each contain a case-study detailing analyses of and conservation proposals for the selected areas: Zeyrek, Süleymaniye and Yenikapı. Each selected case-study is one of the rare historic areas where the original settlement pattern has been preserved, but is threatened by the lack of effective and continuous conservation strategies.

The area and its history are briefly described in the case-studies, as well as the objectives of the conservation and development activities. It includes a detailed analysis of the physical fabric related to transportation, land use and building use, building conditions, storey heights, construction materials, land ownership, building occupancy, building compatibility with the physical structure of the area, listed lots and buildings. In addition to the physical analysis of the buildings and their surroundings, the study also comprises social studies aimed at displaying the demographic, social and cultural aspects of the residents of the listed and non-listed buildings in the selected areas. The evaluation of the study in dimensions of fieldwork and conservation and planning decisions related to land use and buildings, transportation and urban fabric, listed and non-listed properties and socio-cultural development considering the goal and objectives. All case studies are complemented by conservation and planning decisions, and by an implementation and financial management framework.

This book is the fourth volume and contains four parts.

The first part presents a brief definition of Yenikapı district and its history regarding previous research and conservation studies related to the region.

The second part is comprised of the goal and objectives of the Conservation Study.

The third part is a presentation and evaluation of the research and field analysis carried out in the planning area. The surveys of transportation, land use and building use of ground and upper floors, building conditions, storey heights, construction materials, land ownership, building compatibility with the physical structure, listed lots and buildings are included in the field analysis. In the documentation of the present state of the area, aerial photography, building and site photographs are used. The accumulated data are figured in digital maps. A social survey is carried out to display the demographic, social and cultural aspects of residents living in either listed or non-listed buildings in the area.

The fourth part of the study explains the operations carried out at the evaluation stage. At this stage, the fieldwork and conservation decisions have been evaluated in relation to the goal and objectives stated in the second part of the report. After the evaluation on the scale of the whole planning region, the area was divided into segments and the existing conditions and future expectations were evaluated and worked into the planning decisions. In the development plan proposal arrangement proposals have been developed for the conservation of the listed buildings in the planning area, and the future physical and operational formulation for the zones with their land uses, transportation pattern and conservation principles have been developed on the plan.

Istanbul Project leads in this manner, an outstanding example for conservation of cultural assets in Turkey of a world heritage project, a comprehensive documentary of cultural assets, and an integrated conservation and development approach. At the heart, there is an integrated approach to urban conservation and historic revitalisation combining a number of actions that address environmental, social and economic concerns facing world heritage sites of universal concern.



The need to balance physical, social and economic elements and to assure implementation and financial strategy are new attempts for the Historic Peninsula, also for Turkey of building a common basis within the content of European Union membership. Secondly, it provides a comprehensive documentary of cultural assets including three-dimensional evaluation. Finally, it brings concrete evidence that Turkey is attempting to be active in conservation of World Cultural Heritage, at the time to be excluded from the List.

It is hoped that the Istanbul Project will be a successful example, a guideline for future conservation projects to be developed in Turkey.



## CHAPTER I

### BRIEF DEFINITION OF YENİKAPI

#### YENİKAPI AND ITS SITUATION

Yenikapı is located on the south shores of the Historic Peninsula of Istanbul. The district “Yalı Mahallesi” is chosen for the Yenikapı conservation study as one of the best examples showing the typical characteristics of a traditional Turkish urban settlement.

“Yalı Mahallesi”, comprising 4.7 hectares, is bounded by the coast of the Marmara Sea on the south and a railway connecting the route from Istanbul to Europe on the north.



Figure 1. Historic Peninsula and Location of Yenikapı

## YENİKAPI IN HISTORY

'Yalı mahallesi' is a typical historic urban quarter of old Istanbul with its masonry and timber civil architecture and its cultural inheritance.

Yenikapi was first established as a port settlement in Byzantine times. The west part of the port was called "Eleutherios" and the east was called "Theodosius".

The Eleutherios harbour was first established in the 4th century. The harbour territory was filled in after a while and regenerated as a melon field. The constructor of the harbour, whether Constantintus or Theodosius I, was not stated clearly in the documents.

In the beginning of 13th century the area surrounding the harbour was invaded by Franks. Jewish people, especially those ones in the tannery business, settled on the captured land of Langa in the second quarter of the 13th century where they lived till 1453 (Müller-Wiener, 2001).

After the Ottoman Period, Yenikapi was restructured as an extension of Langa and Aksaray. Sultan Mustafa III filled in the surrounding land of the harbour in 1759-1760, and it was sold to Greeks and Armenians to settle (Müller-Wiener, 2001).

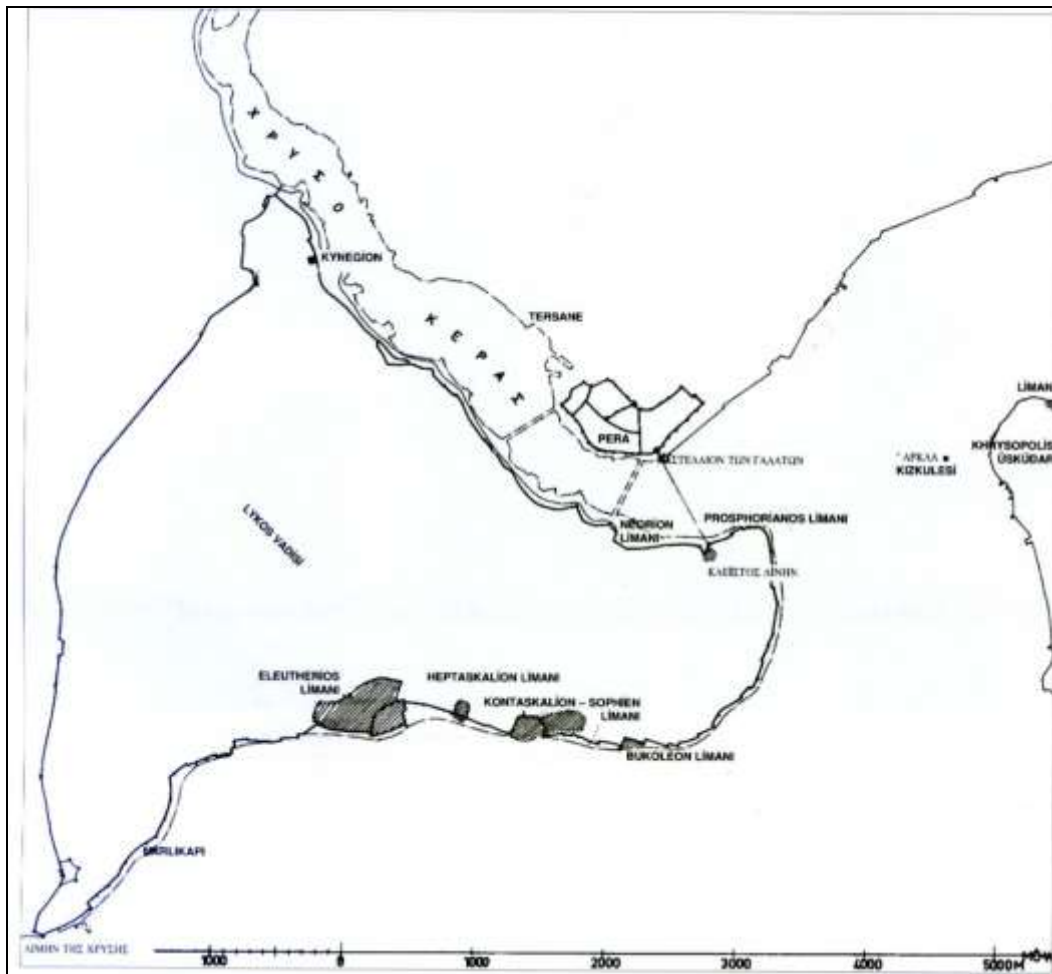


Figure 2. The Harbours of Byzantine Period

Architectural characteristics of the district had been preserved until the 1960s, but after the construction of Kennedy Boulevard along the seashore, the place has changed both physically and socially.



Figure 3. Yenikapı Conservation Area (19th Century)

As a unique monument in the district, the Armenian Church, "Church of Surp Tartios Partihimnios" is still in use in its original function.



Figure 4. Church of Surp Tartios Partihimnios



Figure 5. Yenikapı Historic Site

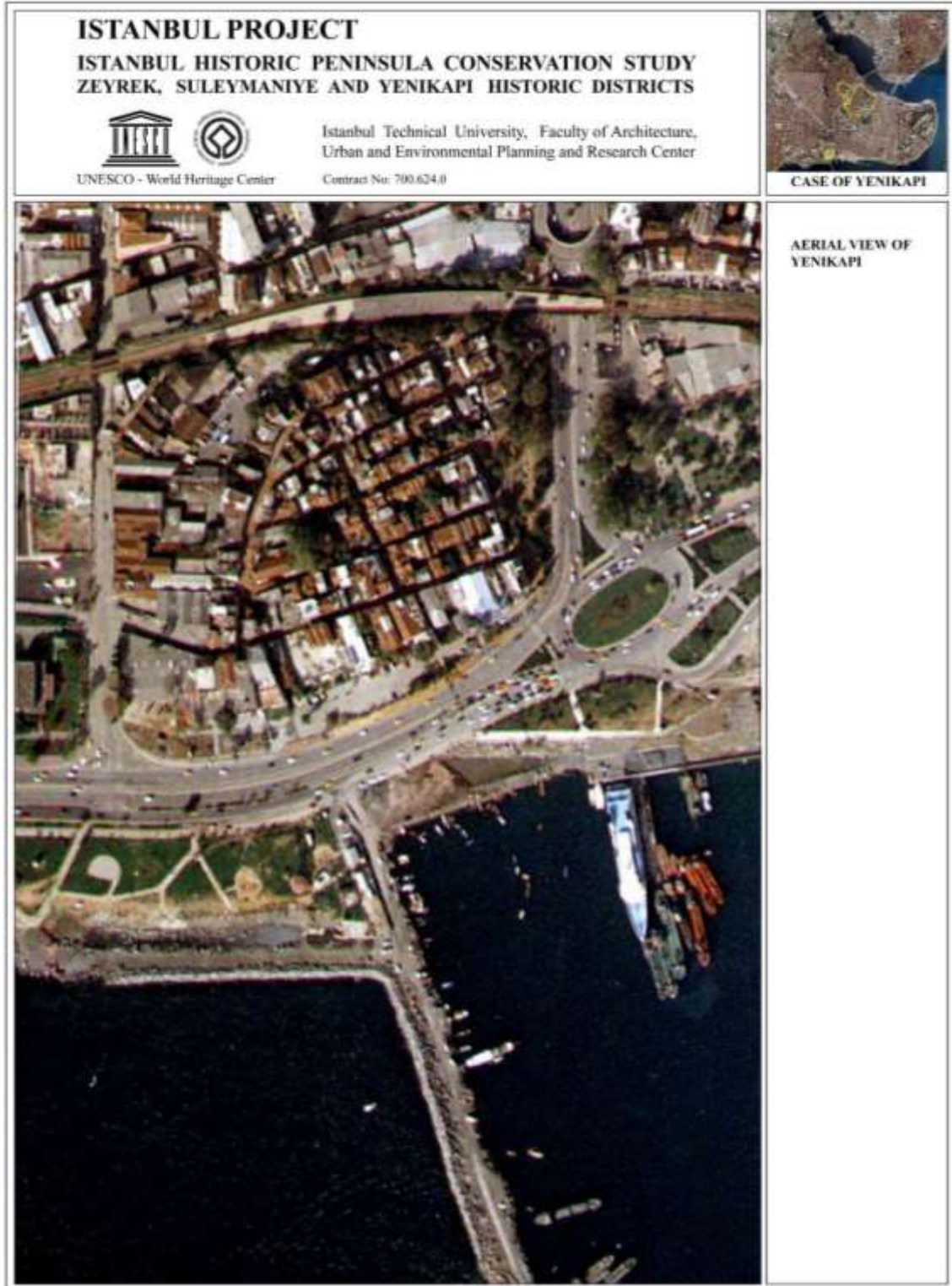


Figure 6. Aerial View of Yenikapı

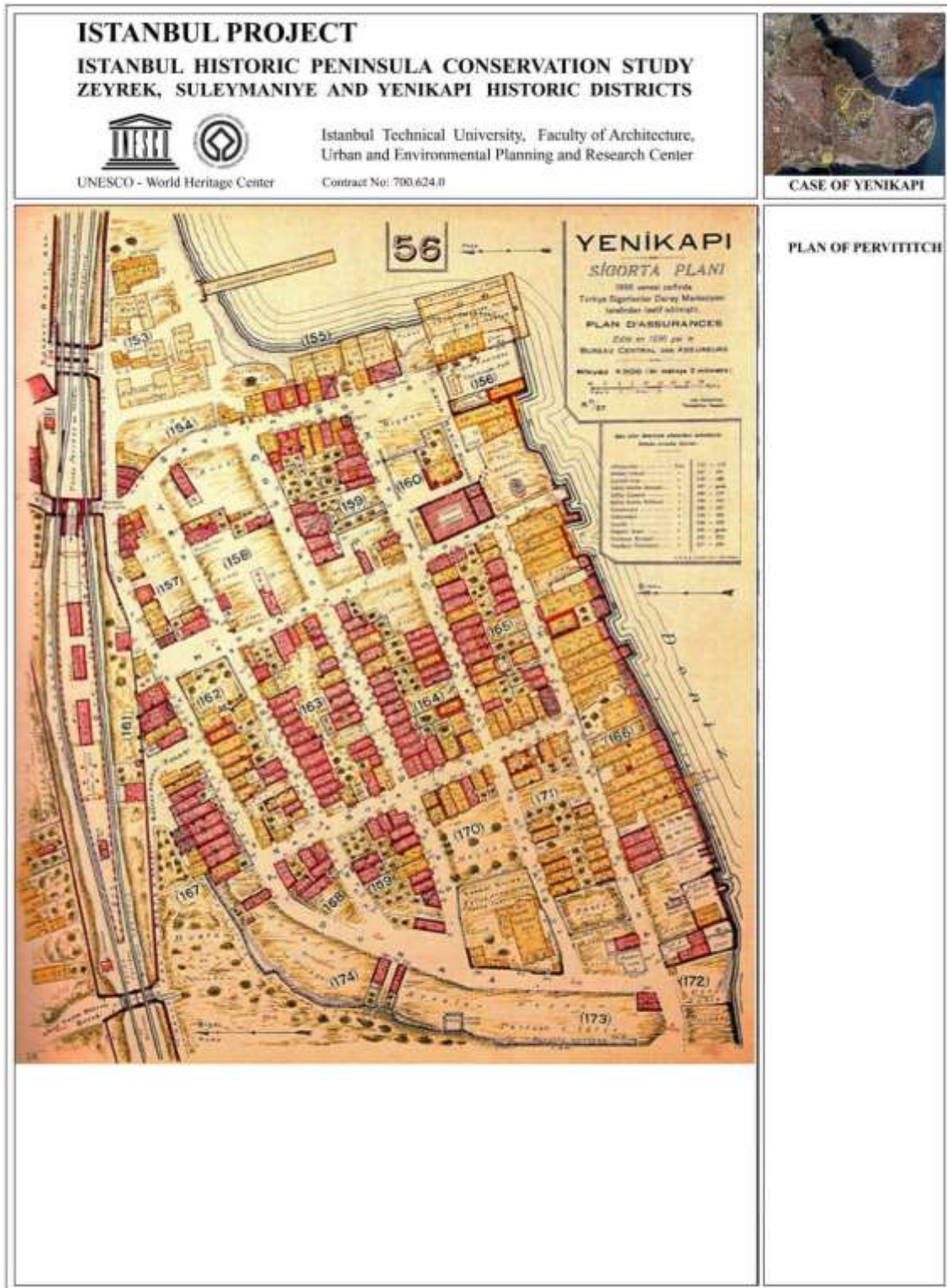


Figure 7. Map of Pervitich (1936)



## **CHAPTER II**

### **GOAL AND OBJECTIVES OF YENİKAPI CONSERVATION STUDY**

In the course of the Yenikapı case, appropriate and contemporary goals and objectives were expounded for the modern urbanization, transportation, townscape and landscaping imperatives of the planning area and the surrounding central Historic Peninsula, while taking into account the prospects for conservation and development.

#### **PLANNING GOAL**

The goal of the “Yenikapı Conservation Study” is to formulate general planning determinations that maintain the appropriate and contemporary development of the environmental fabric of Yenikapı and that support economic regeneration while preserving its historical and architectural and functional values and to improve detailed development plans beyond these decisions.

Towards the specified goal the following measures were adopted:

- Appraising the monumental buildings and their immediate surroundings,
- Revitalising the values particular to the region while maintaining authenticity,
- Working to ensure the permanence of historic, civil and monumental structures in the region, to meet the modern needs of its inhabitants.

#### **PLANNING OBJECTIVES**

In the Yenikapı Conservation Study, planning objectives are achieved by depending on the predicted planning goals and the potential of the conservation area.

These objectives can be grouped under the following headings:

- Functional Qualification
- Optimal Communications
- Social and Cultural Integration
- Positive Environment for Architectural and Urban Quality
- Positive Conditions for Health and Comfort
- Optimum Cost and Economic Support
- Flexibility and Applicability

### **Functional Qualifications**

- To emphasise the functional role of Yenikapı in relation to the integration with other neighbouring residential, labour, recreational areas, the Historic Peninsula and the city centre of Istanbul.
- To utilise new functions while regenerating the character of existing unsuitable economic functions to provide economic revitalisation while preserving the historic urban pattern.
- To provide functionally sufficient and efficient places for both inhabitants and visitors, while improving living standards.

### **Optimal Communications**

- To arrange the pedestrian routes and vehicle transportation network sufficiently for the needs of the existing and proposed activities.
- To connect sites of various activities having importance with a hierarchy of pedestrianisation, parking lots and bus stops.
- To provide parking lots for residents and long or short period visitors.

### **Social and Cultural Integration**

- To raise public awareness on conservation of cultural heritage by providing an education milieu.
- To enhance the understanding of a conservation study to provide development in social structure.
- To emphasise the conservation, planning and implementation process with full participation of the inhabitants.

### **Positive Environment for Architectural and Urban Quality**

- To promote an environmental network that puts emphasis on the influential role in the urban fabric of historic, monumental and civil architectural values (Surp Tortios Parthiminos Church).
- To improve the architectural quality of Yenikapı by preserving, repairing, upgrading historically and architecturally important or economically valuable structures and areas, demolishing unfit structures and harmonising them with the character and scale of the site consistent with contemporary architecture.
- To eliminate insufficiencies of the built environment and create effective living grounds for inhabitants in order to enhance the historic urban pattern.

### **Positive Conditions for Health and Comfort**

- To provide optimal conditions by climate control both indoors and outdoors.
- To provide optimum lighting conditions indoors and outdoors using natural and artificial light.
- To ensure the cleanliness of the environment by reconsidering garbage collection, and by placing garbage bins and containers at suitable locations.

### **Optimum Cost and Economic Support**

- To utilise the resources of the country, organisations charged with implementation, volunteers and the local people to ensure optimum cost/quality ratios at every stage of planning.
- To assist in finding financial resources in the process of implementation.
- To provide economic inputs for managing the continuity of living in urban heritage areas.
- To create economic activities to support restructuring of the area to raise the density of activities which provide new job opportunities for residents, especially women.

### **Flexibility and Applicability**

- To find flexible solutions to provide opportunities to change and further develop in time and space.



## CHAPTER III

### SURVEYS AND ANALYSIS OF YENİKAPI CONSERVATION STUDY

The Yenikapı Conservation Study is based on a detailed structural area analysis, documentation investigations and social surveys. The structural area analyses are comprised of different surveys to manage in the defining of the environmental urban fabric of the area. These surveys are on the transportation network, individual buildings and spaces; such as use of land and buildings in ground and upper floors; condition of buildings; storey heights; building materials; land ownership; occupancy of buildings; harmony with the architectural character of the area and listed buildings.

Specific data on listed and other structures were gathered via questionnaires in order to understand the characteristics of the social structure in the region. A total of 70 questionnaires were applied by taking samples from nine neighbourhoods of Yenikapı.



Figure 8. Traditional Urban Fabric in Yenikapı

Documentation research is another critical aspect of the research methodologies of the project. The necessary data for land ownership and the evaluation of registration status were obtained from the Greater Municipality of Istanbul. Previous planning works related with the planning area and upper-level planning decisions were also taken into account and evaluated during the survey.

The present Yenikapı urban texture is evaluated in the built-up/unbuilt-up land analysis (Figure 10).

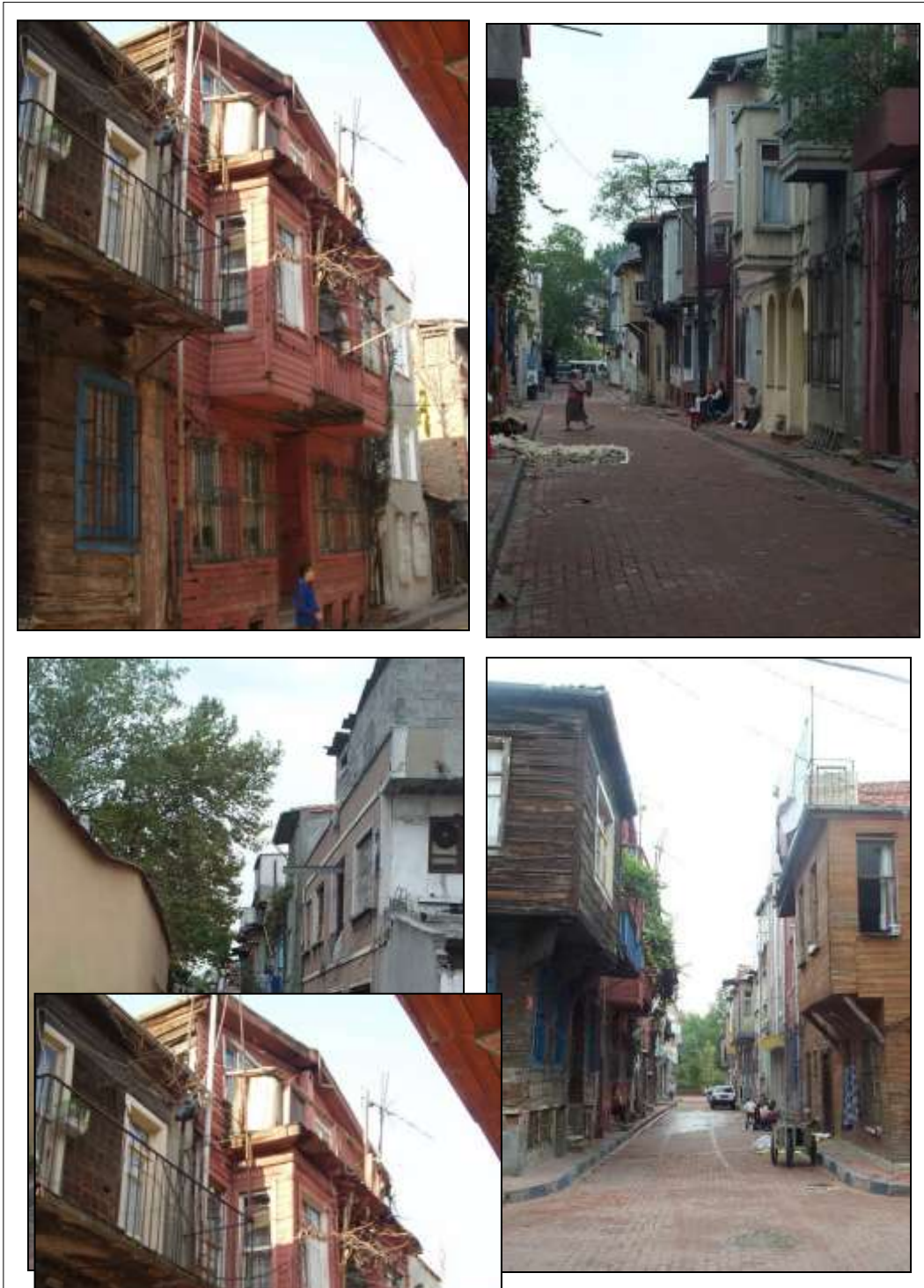


Figure 9. Yenikapı Streets

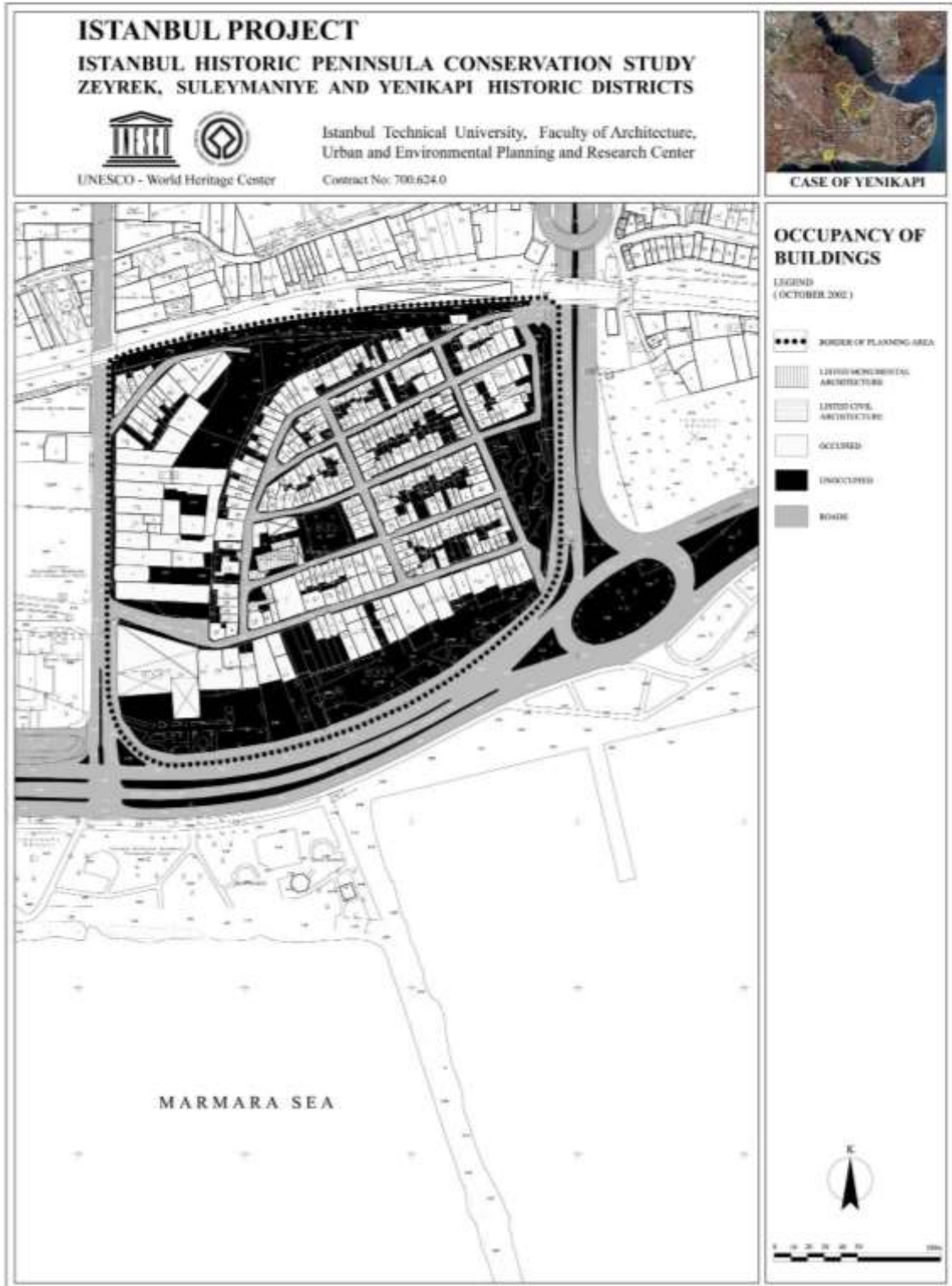


Figure 10. Survey of the Built-up and Unbuilt-up Land

## TRANSPORTATION IN YENİKAPI CONSERVATION AREA

Yenikapi is on the intersection of the main transportation modes of Istanbul. Kennedy Boulevard on the south, Mustafa Kemal Boulevard on the east, Namik Kemal Boulevard on the west and the railway lines on the north determine the main transportation network corridors to commercial and business centres throughout Istanbul while providing access to the planning area. Of all, the railway is the most used transportation mode in the Yenikapi historic district.

Yenikapi still maintains its function as one of the main commuter nodes of Istanbul (See Figure 12).

The newly proposed tunnel project will also bring a significant impact to the area in the future.

Currently, a tunnel project is under construction and will bring a significant amount of commuter-transportation demand to the area in the future as a metropolitan area-wide important transportation node.



Figure 11. Kennedy Boulevard



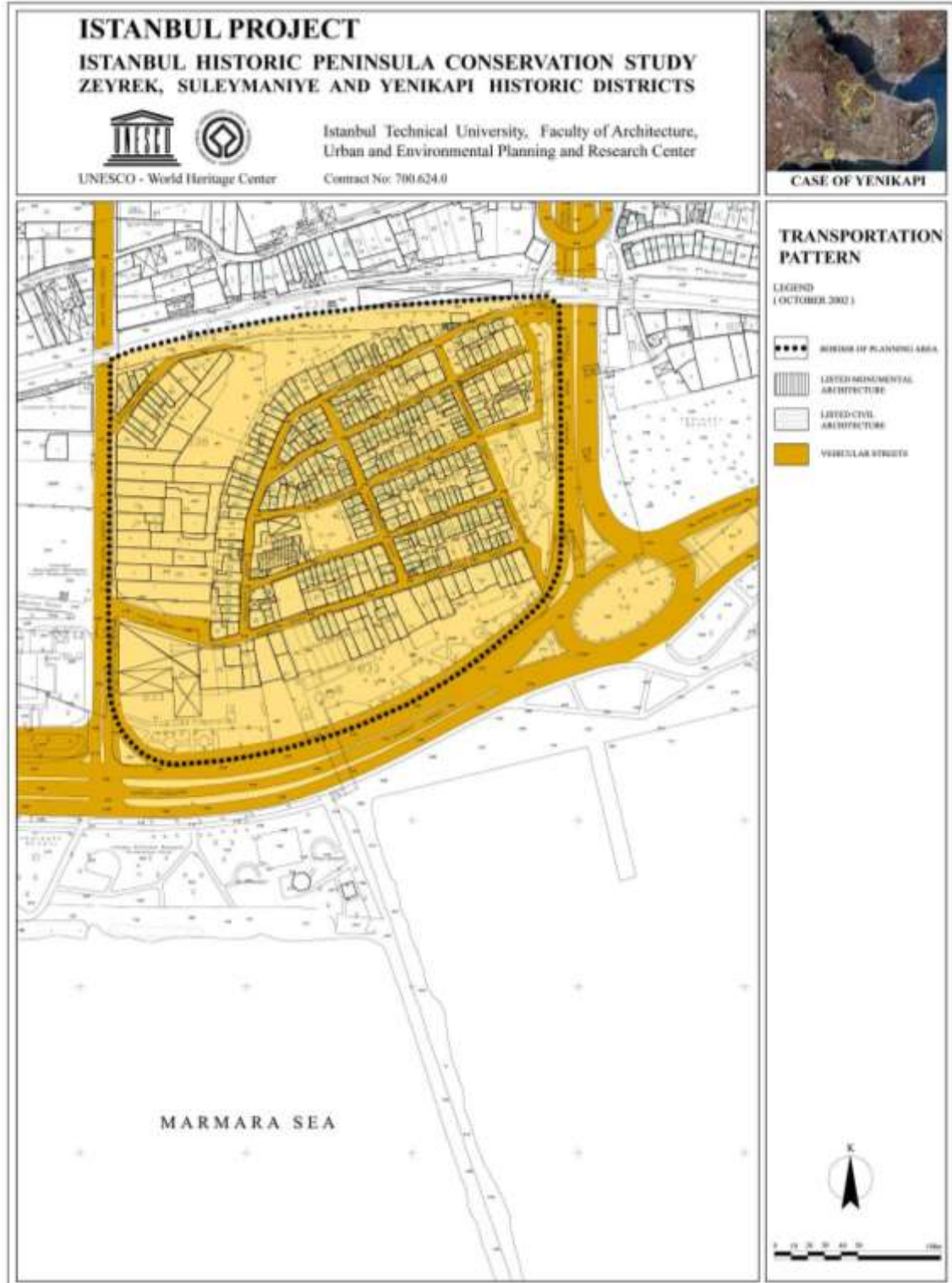


Figure 12. Transportation Pattern in the Planning Area



Figure 13. A Street in Yenikapı

## **SURVEY OF LAND AND BUILDINGS IN YENİKAPI CONSERVATION AREA**

The Yenikapı Conservation Area is surrounded by major transportation routes and modes. The planning area is circled by Kennedy Boulevard from the south, Mustafa Kemal Boulevard from the east, Namık Kemal Boulevard from the west and the commuter railway from the north. The railway is the most used transportation mode in Yenikapı. The Church of Surp Tartios Partihimnios is one of the most important monumental listed buildings in the area.

The use of land and buildings (ground and upper floors), the condition of buildings, storey heights, building construction materials, land ownership, occupancy of buildings, harmony with the architectural character of the area, listed buildings and listed other properties and last important buildings and structures were assessed in this section.



Figure 14. A View of Streets of Yenikapı

### Use of Land and Buildings – Ground Floor

Table and Graphic 1a. Use of Land and Building – Ground Floor (Total)

Ground Floor Use	Number of Facilities	%
Commercial retail food	12	3.6
Restaurant-cafe	31	9.3
Coiffeur-laundry-leather shop	3	0.9
Office	6	1.8
Unoccupied shop	34	10.2
Hotel	1	0.3
Housing unit	159	47.9
Building under construction	1	0.3
Manufactural	11	3.3
Plumber, glazier, electrician	4	1.2
Automobile show - repair.	25	7.5
Warehouse	35	10.5
Administration	1	0.3
Religious building	4	1.2
Society club	4	1.2
Trafo	1	0.3
<b>Total</b>	<b>332</b>	<b>100</b>

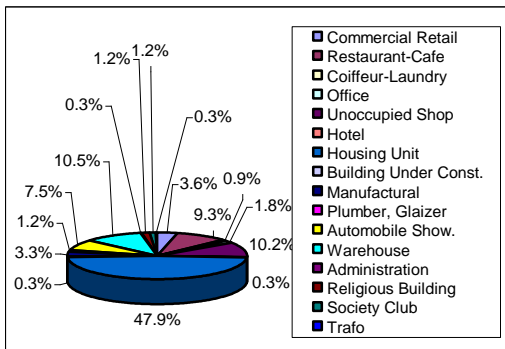


Table and Graphic 1b. Use of Land and Building – Ground Floor (Listed Buildings)

Ground Floor Use	Number of Facilities	%
Commercial retail food	1	1.2
Office	1	1.2
Unoccupied shop	3	3.6
Housing unit	71	84.5
Plumber, glazier, electrician	2	2.4
Warehouse	1	1.2
Religious building	4	4.7
Society club	1	1.2
<b>Total</b>	<b>84</b>	<b>100</b>

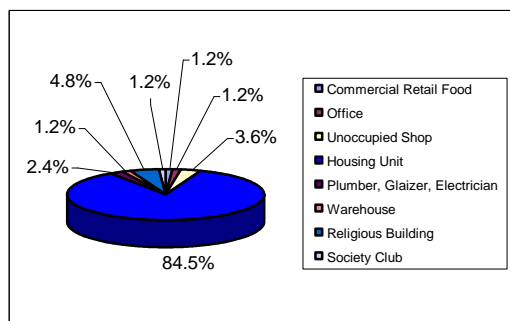
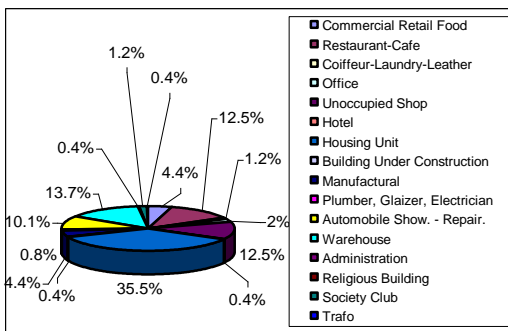


Table and Graphic 1c. Use of Land and Building – Ground Floor (Non-listed Buildings)

Ground Floor Use	Number of Facilities	%
Commercial retail food	11	4.4
Restaurant-Cafe	31	12.5
Coiffeur-laundry-leather shop	3	1.2
Office	5	2
Unoccupied shop	31	12.5
Hotel	1	0.4
Housing unit	88	35.5
Building under construction	1	0.4
Manufactural	11	4.4
Plumber, glazier, electrician	2	0.8
Automobile show - repair.	25	10.1
Warehouse	34	13.7
Administration	1	0.4
Society club	3	1.2
Trafo	1	0.4
<b>Total</b>	<b>248</b>	<b>100</b>



In the survey of use of land and building on the ground floors, of the 332 structures in the planning area, the major usage on the ground floors is housing with the percentage of 47.9. Unoccupied shops and warehouses share nearly the same portion of 10%. Other facilities' percentages are nearly the same.

To make a comparison between listed and non-listed buildings, while the major usage is housing with a percentage of 84.5 for listed buildings, the number decreases to 35.5 for non-listed ones. This stems from the increasing variety of opportunities in facilities for non-listed buildings (Tables and Graphics 1a, 1b, 1c)

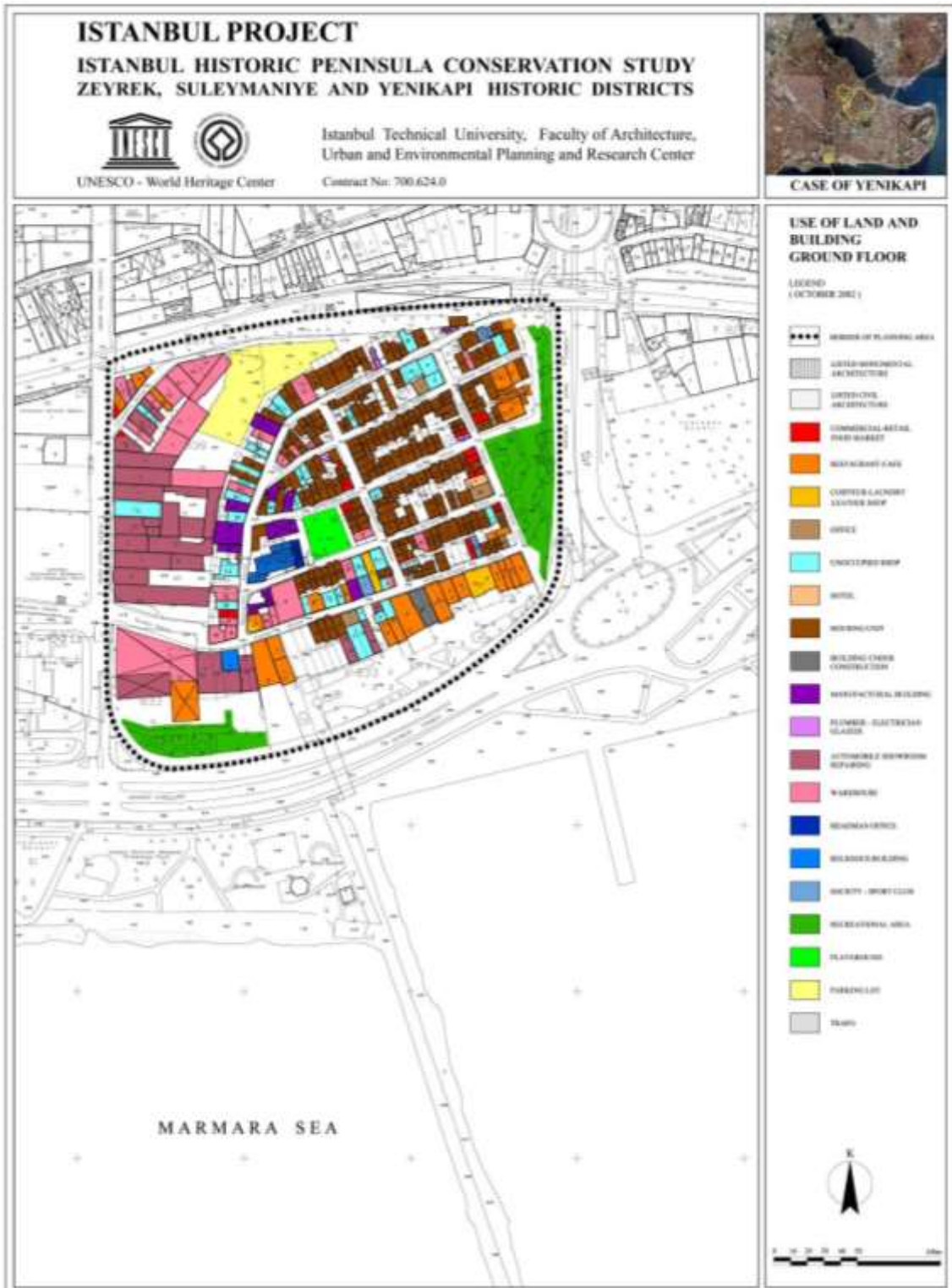


Figure 15. Use of Land and Buildings – Ground Floor

### Use of Land and Buildings – Upper Floors

Table and Graphic 2a. Use of Land and Building – Upper Floors (Total)

Upper Floor	Number of Facilities	%
Commercial retail food	1	0.4
Restaurant-cafe	16	6.1
Coiffeur-laundry-leather	1	0.4
Office	2	0.8
Unoccupied shop	20	7.7
Hotel	1	0.4
Housing unit	198	75.9
Building under construction	1	0.4
Manufactural	2	0.8
Automobile show - repair	11	4.2
Warehouse	2	0.8
Religious building	4	1.5
Society club	2	0.8
<b>Total</b>	<b>261</b>	<b>100</b>

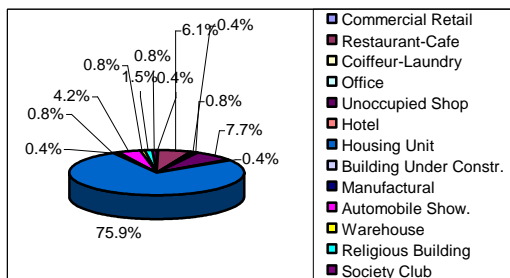


Table and Graphic 2c. Use of Land and Building – Upper Floors (Non-listed Buildings)

Upper Floor	Number of Facilities	%
Commercial retail food	1	0.6
Restaurant-cafe	16	8.9
Coiffeur-laundry-leather	1	0.6
Office	2	1.1
Unoccupied shop	18	10.1
Hotel	1	0.6
Housing unit	122	68.2
Building under construction	1	0.6
Manufactural	2	1.1
Automobile show - repair	11	6.1
Warehouse	2	1.1
Religious building	1	0.6
Society club	1	0.6
<b>Total</b>	<b>179</b>	<b>100</b>

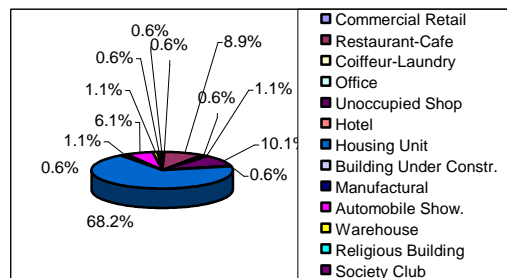
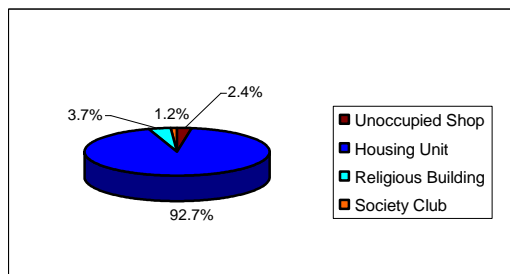


Table and Graphic 2b. Use of Land and Building – Upper Floor (Listed Buildings)

Upper Floor	Number of Facilities	%
Unoccupied Shop	2	2.4
Housing Unit	76	92.7
Religious Building	3	3.7
Society Club	1	1.2
<b>Total</b>	<b>82</b>	<b>100</b>



The use of upper floors of land and buildings survey indicates that 75.9% of the total structures are used for housing. Next are the restaurants and unoccupied shops, with the percentages of 6.1 and 7.7 respectively.

In comparison, the residential usage in listed buildings is relatively higher than in the non-listed buildings (92.7% listed buildings, 68.2% non-listed ones). There is not much variety in the kinds of uses for listed buildings. Other kinds of uses are more dominant for non-listed buildings. 9% of non-listed buildings are used for restaurants and cafes and 10.1% of them are unoccupied shops. Of the 4 religious buildings, 3 are listed (Tables and Graphics 2a, 2b, and 2c).

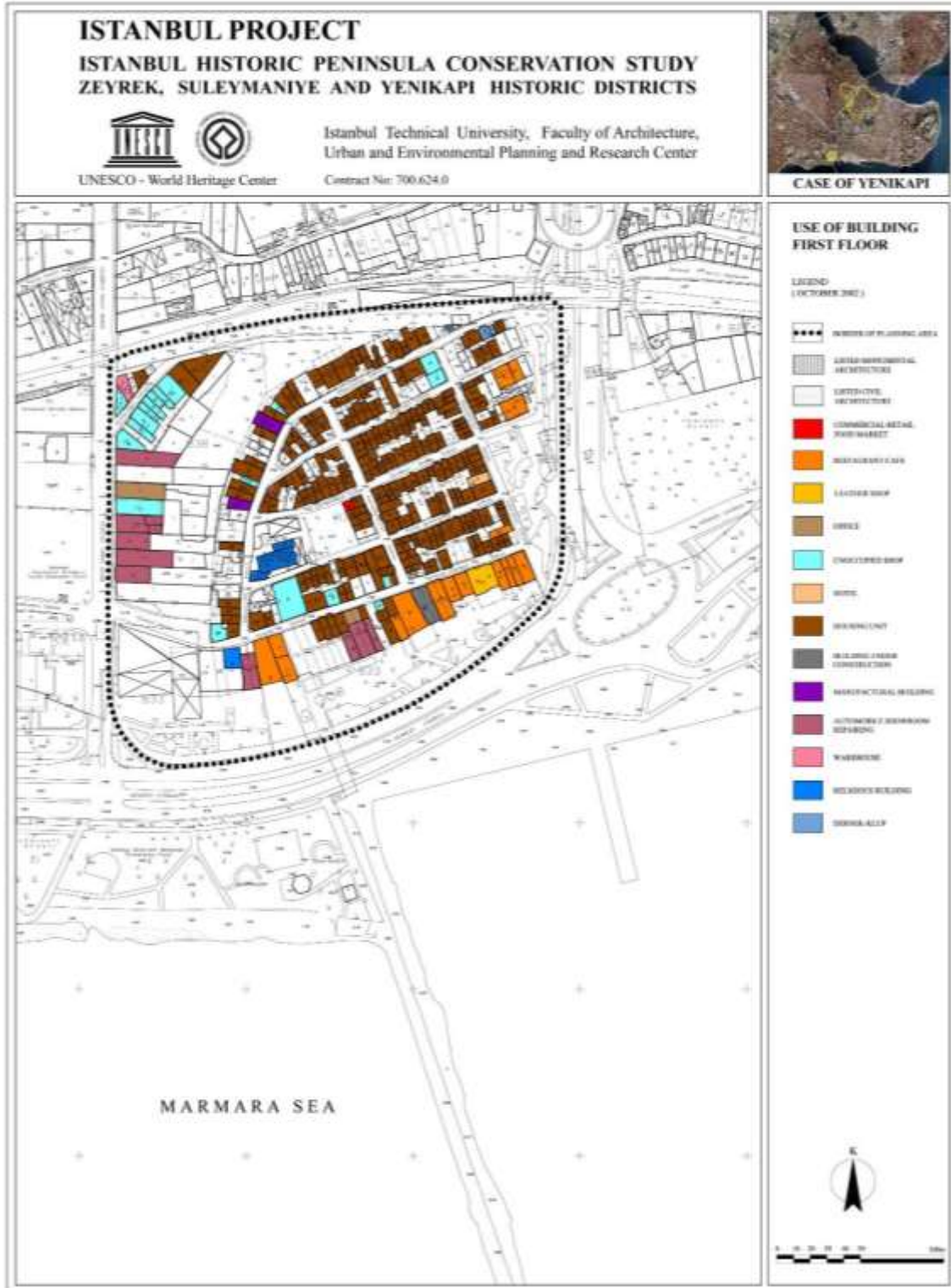


Figure 16. Use of Land and Buildings – Upper Floors

The restaurants and nightclubs lie on Kennedy Boulevard, and the unoccupied shops in the core are the major problems affecting the area with percentages of 6 and 8 respectively.

Manufactural facilities (1%) on Namık Kemal Boulevard, creating a closed border for the planning area, damage the residential character of the historic district.



Figure 17. Kennedy Boulevard



Figure 18. Namık Kemal Boulevard



Yenikapı is a settlement of average built-up land density. The empty lot percentage is low in the core and the existing ones, non-listed, are used as parking spaces. Green areas surrounding the settlement create public spaces for the residents.

There are two open space alternatives in the planning area, created by the municipality. One of them is the Yenikapı Park in the core; the other is a tea garden on Mustafa Kemal Boulevard.



Figure 19. Yenikapı Parks



Figure 20. Yenikapı Parks



Figure 21. Yenikapı Parks



Figure 22. Yenikapı Parks



Figure 23. Buildings in Bad Condition

## Condition of Buildings

Table and Graphic 3a. Condition of Buildings (Total)

Condition	Number of Buildings	%
Very good	55	17
Good	75	23.1
Average	102	31.6
Bad	75	23.1
Ruin	17	5.2
<b>Total</b>	<b>324</b>	<b>100</b>

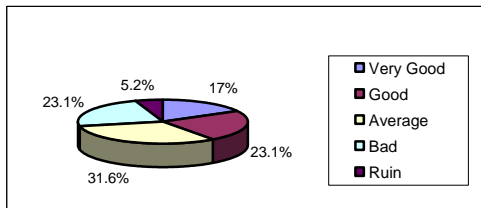


Table and Graphic 3b. Condition of Buildings (Listed Buildings)

Condition	Number of Buildings	%
Very good	9	10.8
Good	30	36.1
Average	19	23
Bad	17	20.5
Ruin	8	9.6
<b>Total</b>	<b>83</b>	<b>100</b>

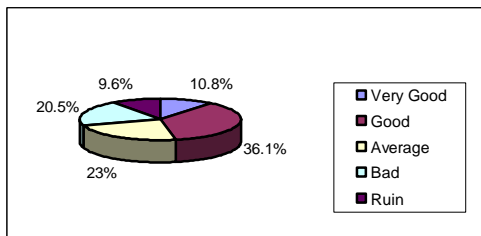
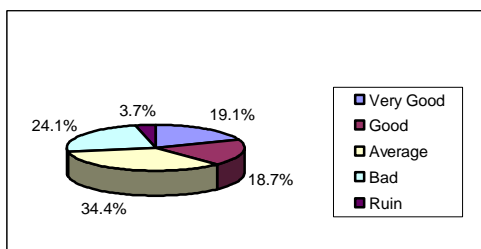


Table and Graphic 3c. Condition of Buildings (Non-listed Buildings)

Condition	Number of Buildings	%
Very good	46	19.1
Good	45	18.7
Average	83	34.4
Bad	58	24.1
Ruin	9	3.7
<b>Total</b>	<b>241</b>	<b>100</b>



The physical usability of a structure was evaluated in building condition. Of the 324 buildings inspected, 17% are in very good condition, 23.1% good, 31.6% average, 23.1% in bad and 5.2% in ruins.

The value of structures which are in very good, good and average condition is 69.9% for listed and 72.2% for non-listed buildings. The ratio of structures in bad condition and ruins is 30.1% for listed and 27.8% for non-listed buildings (Tables and Graphics 3a, 3b, 3c).

The timber buildings face the most destructive effects of the regeneration pressure. The concrete buildings make up the proportion for very good or good condition, while the rest are totally in bad condition or in ruins.



Figure 24. A Ruined Listed Building

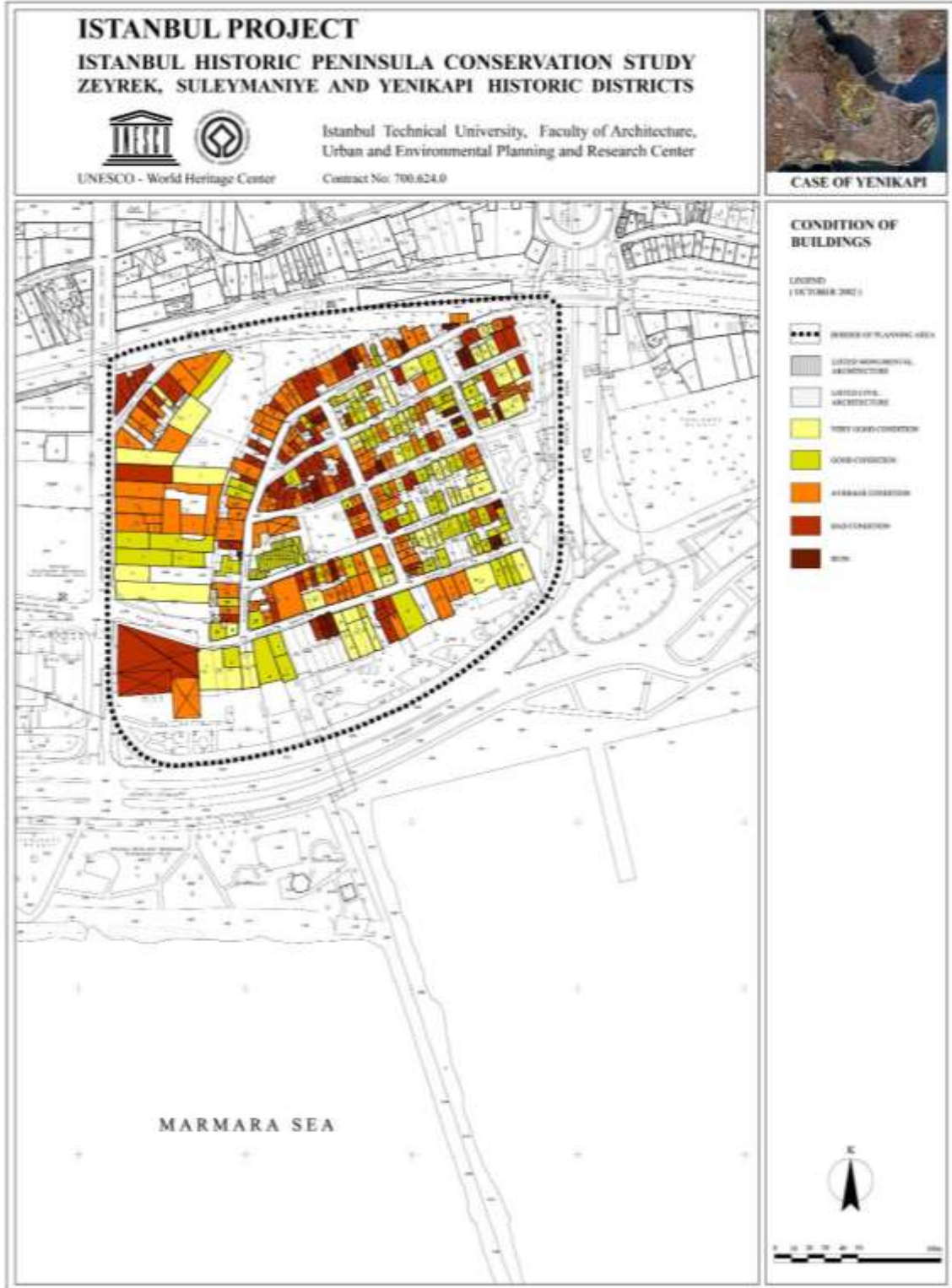


Figure 25. Condition of Buildings



Figure 26. Building in Good Condition



Figure 27. Building in Bad Condition

### Storey Heights

Table and Graphic 4a. Storey Heights (Total)

Storey Heights	Number of Buildings	%
1 Storey	63	19.4
2 Storeys	129	39.8
3 Storeys	126	38.9
4 Storeys	6	1.9
<b>Total</b>	<b>132</b>	<b>100</b>

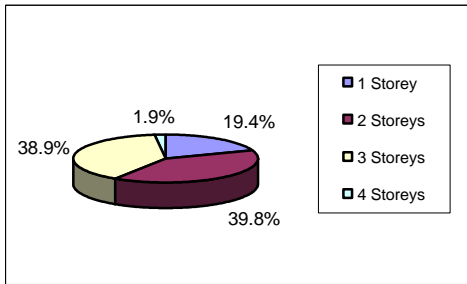


Table and Graphic 4b. Storey Heights (Listed Buildings)

Storey Heights	Number of Buildings	%
1 Storey	2	2.4
2 Storeys	36	43.4
3 Storeys	44	53
4 Storeys	1	1.2
<b>Total</b>	<b>45</b>	<b>100</b>

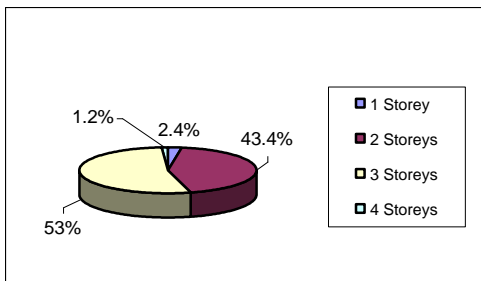
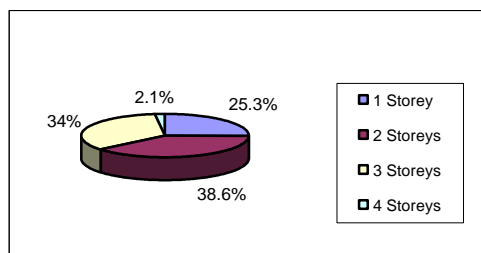


Table and Graphic 4c. Storey Heights (Non-listed Buildings)

Storey Heights	Number of Buildings	%
1 Storey	61	25.3
2 Storeys	93	38.6
3 Storeys	82	34
4 Storeys	5	2.1
<b>Total</b>	<b>87</b>	<b>100</b>



A large percentage of the structures are generally 2 or 3 storeys in height. The number of 1 storey buildings is 63 (19.4%), 2 storey buildings is 129 (39.8%), 3, 126 (38.9%) and 4 is 6 (1.9%).

The majority of the 1-storey buildings are used as warehouses or coal depots, especially in the form of building additions. The dominance of 2-3 storey heights can be seen for the listed and non-listed buildings.

The highest storey value for listed buildings is 1.2% and 2.1% for non-listed ones. There are also examples of new construction ignoring the traditional urban pattern. This is one of the most important threats on cultural properties in the Yenikapı Conservation Area (Tables and Graphics 4a, 4b, 4c).



Figure 28. New Building Ignoring Cityscape



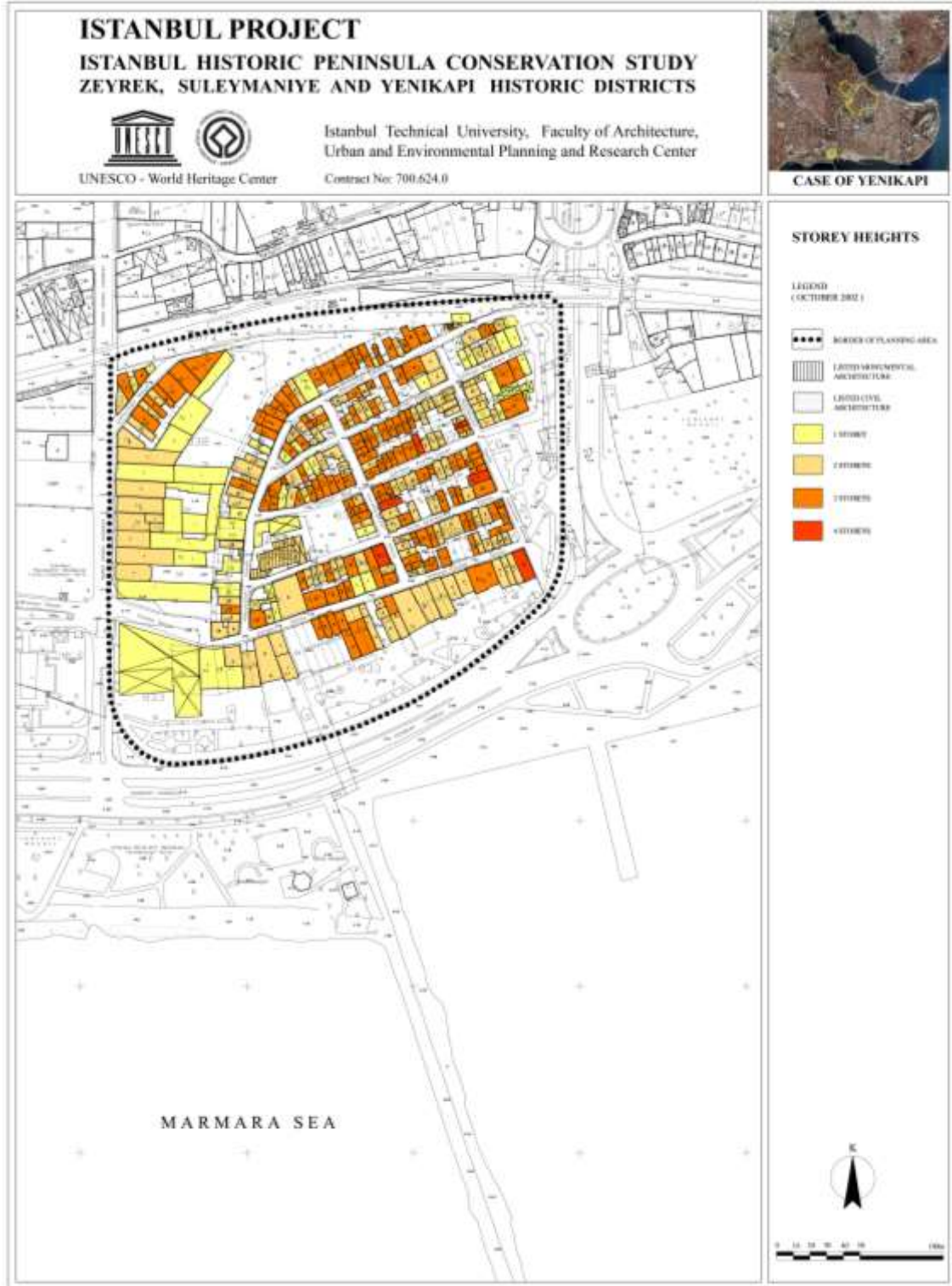


Figure 29. Storey Heights

### Building Construction Material

Table and Graphic 5a. Building Construction Material (Total)

Construction Material	Number of Buildings	%
Timber	23	7.2
Masonry	167	51.5
Concrete	115	35.5
Timber dressed concrete	7	2.2
Masonry dressed concrete	4	1.2
Timber & masonry	3	0.9
Steel	5	1.5
<b>Total</b>	<b>324</b>	<b>100</b>

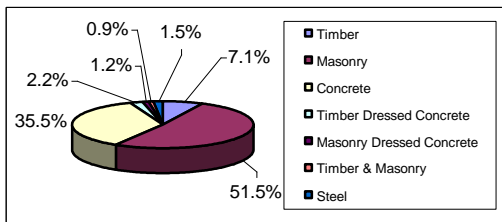


Table and Graphic 5b. Building Construction Material (Listed Buildings)

Construction Material	Number of Buildings	%
Timber	22	26.5
Masonry	41	49.4
Concrete	11	13.3
Timber dressed concrete	5	6
Masonry dressed concrete	1	1.2
Timber & masonry	3	3.6
<b>Total</b>	<b>83</b>	<b>100</b>

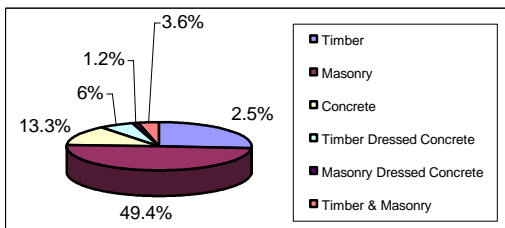
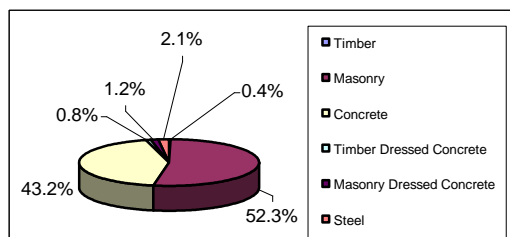


Table and Graphic 5c. Building Construction Material (Non-listed Buildings)

Construction Material	Number of Buildings	%
Timber	1	0.4
Masonry	126	52.3
Concrete	104	43.2
Timber dressed concrete	2	0.8
Masonry dressed concrete	3	1.2
Steel	5	2.1
<b>Total</b>	<b>241</b>	<b>100</b>



The majority of the structures in the planning area are made of masonry or concrete with a percentage of 87. The structures of timber are less common at 7.2%.

The construction materials of the buildings are in direct relation to use. Because of the larger areas the concrete structures serve, they are preferred by the commercial, retail or manufacture sectors. The higher maintenance and cleaning costs of timber buildings result in the unoccupancy problem, as does destruction.

When the listing status is considered, it is seen that 49.4% of the total listed structures are masonry in type. Timber structures follow with a percentage of 26.5. Masonry structures are similar in value for non-listed buildings, but what is different is that there is a 43.2% portion of concrete buildings while the characteristic type of structure, timber, is very low (Tables and Graphics 5a, 5b, 5c).



Figure 30. Concrete Building

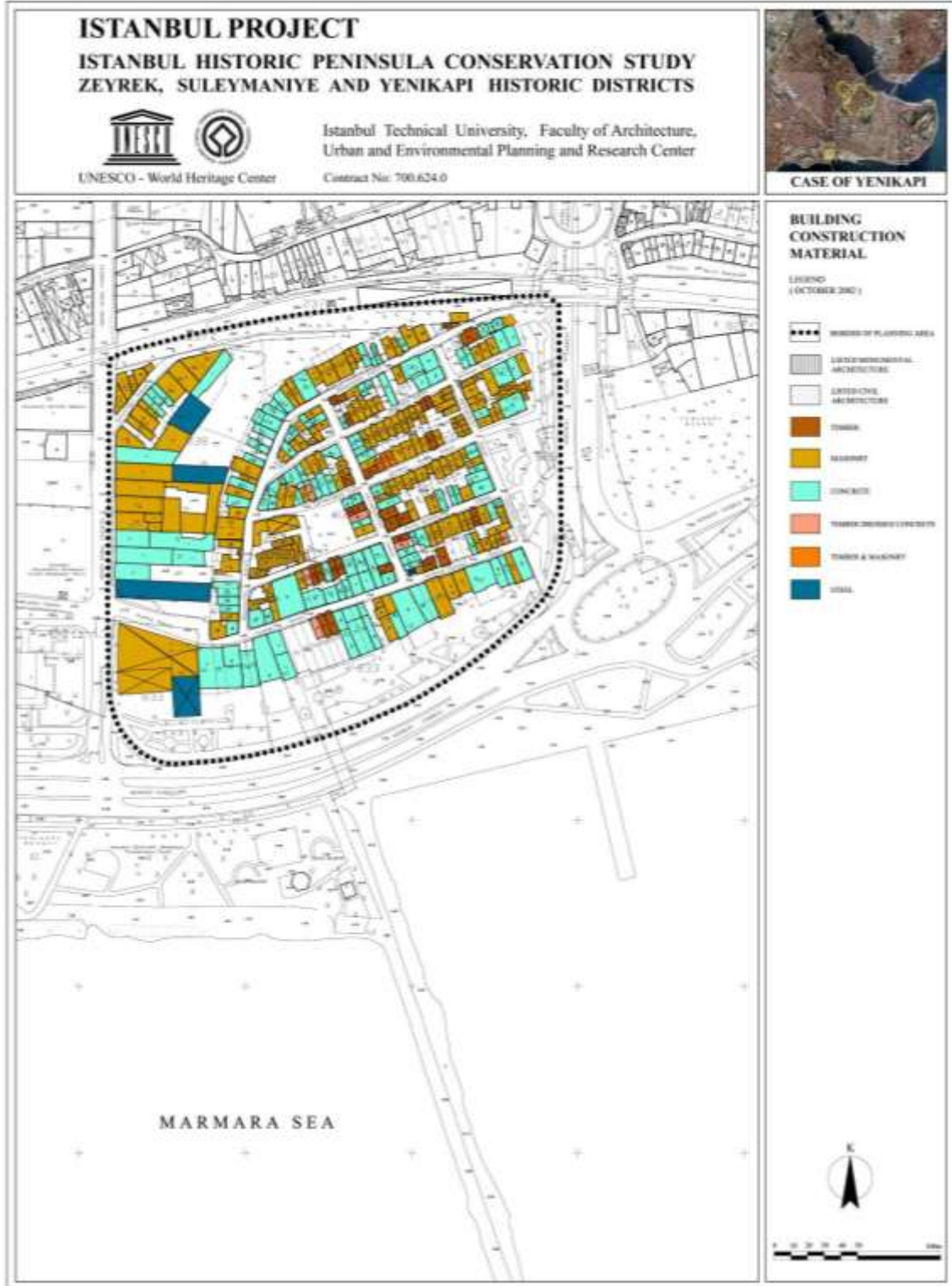


Figure 31. Building Construction Material



Figure 32. Doors of Listed Buildings



Figure 33. Bay Windows of Listed Buildings

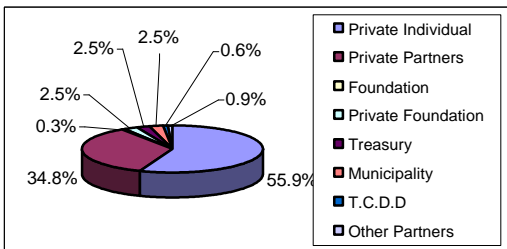


Figure 34. Concrete Buildings

### Land Ownership

Table and Graphic 6a. Land Ownership (Total)

Land Ownership	Number of Lots	%
Private individual	180	55.9
Private partners	112	34.8
Foundation	1	0.3
Private foundation	8	2.5
Treasury	8	2.5
Municipality	8	2.5
State Railway Authority	2	0.6
Other partners (Individual/public/union)	3	0.9
<b>Total</b>	<b>322</b>	<b>100</b>



Of the 322 lots included in the survey, 90% of them are privately owned. The majority of the lots are owned by private bodies, 55.9% individually and 34.8% privately with partners. There is no significant difference considering the listed and non-listed buildings (Tables and Graphics 6a, 6b, 6c).

The Yenikapı Conservation Area is mainly a residential district. So, it is obvious that the value of private ownership is high. The socio-economic facilities are scarce and the existing ones are the results of efforts of private individual bodies.

The commercial and touristic activities, auto repair stores and showrooms are under such ownership. The land of the church is owned by a foundation. Regional community foundations occupy other private foundation lands. Distribution of ownership is a high private occupation, the basic reason why the regeneration process in the area is difficult.

Table and Graphic 6b. Land Ownership (Listed Buildings)

Land Ownership	Number of Lots	%
Private individual	50	56.6
Private partners	29	33
Foundation	1	1.1
Private foundation	6	6.8
Treasury	2	2.3
<b>Total</b>	<b>88</b>	<b>100</b>

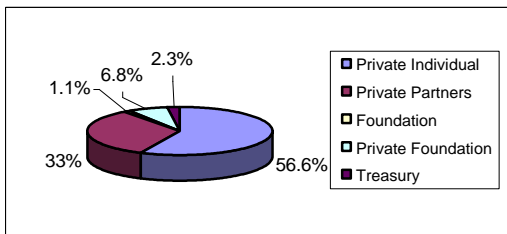


Table and Graphic 6c. Land Ownership (Non-listed Buildings)

Land Ownership	Number of Lots	%
Private individual	130	55.6
Private partners	83	35.5
Foundation	2	0.9
Private foundation	6	2.6
Municipality	8	3.4
State Railway Authority	2	0.9
Other partners	3	1.3
<b>Total</b>	<b>5</b>	<b>100</b>

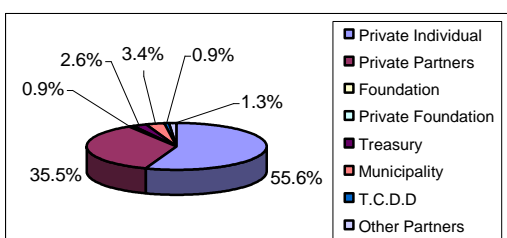


Figure 35. Regional Community Foundation

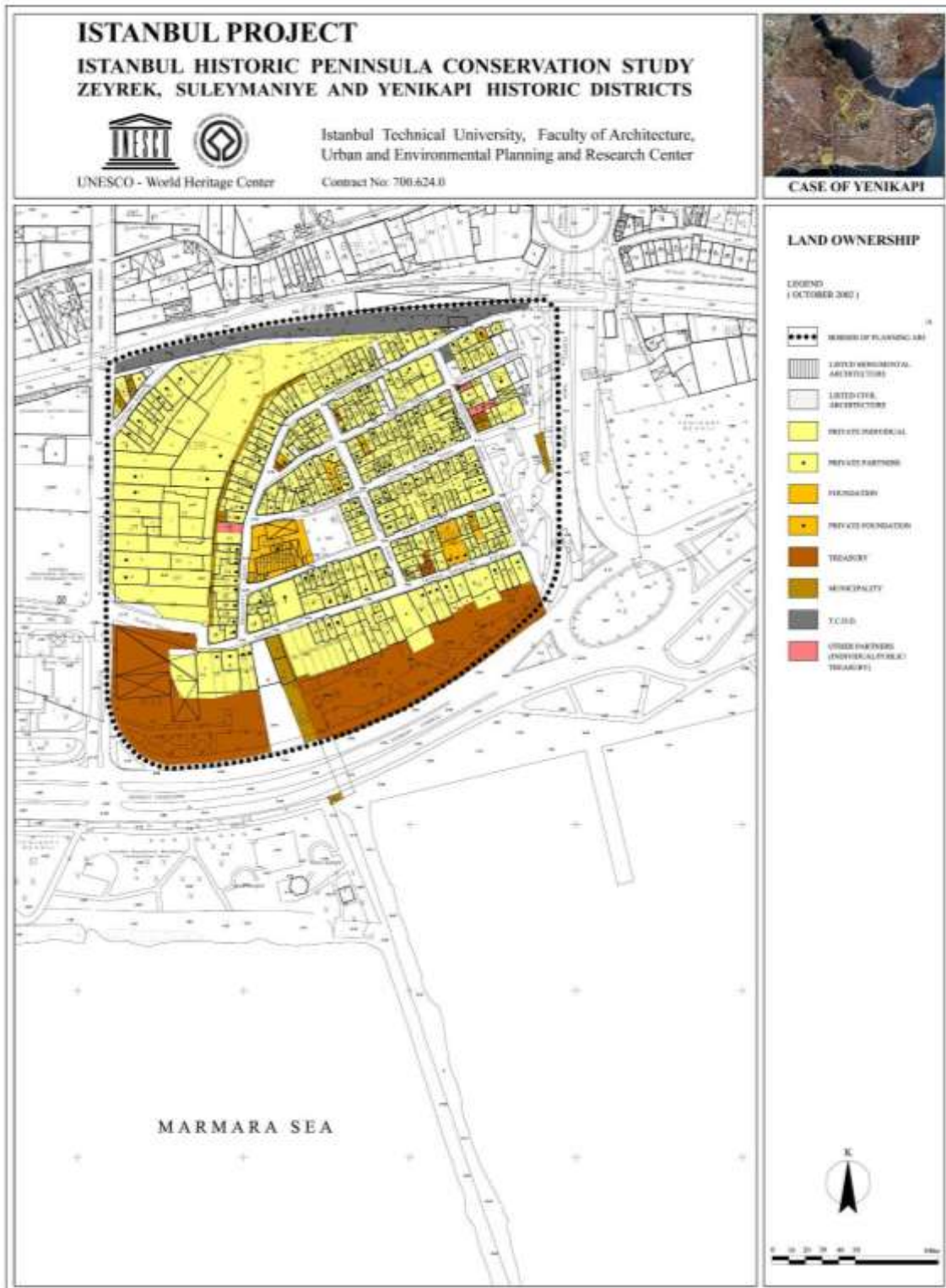
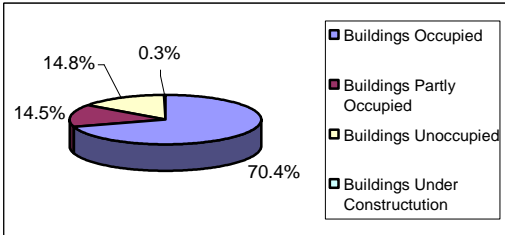


Figure 36. Land Ownership

### Occupancy of Buildings

Table and Graphic 7a. Occupancy of Buildings (Total)

Usage Status	Number of Buildings	%
Buildings occupied	228	70.4
Buildings partly occupied	47	14.5
Buildings unoccupied	48	14.8
Buildings under construction	1	0.3
<b>Total</b>	<b>324</b>	<b>100</b>



The occupancy of buildings survey shows that 70.4% of the total structures are occupied, 14.5% are partly occupied and 14.8% are unoccupied. Only 0.3% of the structures are under construction. The majority of the buildings are occupied. The value is 63.9% for listed and 72.6% for non-listed ones (Tables and Graphics 7a, 7b, 7c).

The ones partly occupied are generally of timber structures where people only live in appropriate single rooms. The unoccupancy problem is seen both in masonry and timber structures. The age of the building is the main factor for unoccupancy in the Yenikapı Conservation Area.

Table and Graphic 7b. Occupancy of Buildings (Listed Buildings)

Usage Status	Number of Buildings	%
Buildings occupied	53	63.9
Buildings partly occupied	11	13.2
Buildings unoccupied	19	22.9
<b>Total</b>	<b>83</b>	<b>100</b>

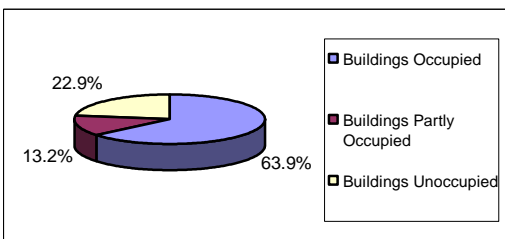


Table and Graphic 7c. Occupancy of Buildings (Non-listed Buildings)

Usage Status	Number of Buildings	%
Buildings occupied	175	72.6
Buildings partly occupied	36	14.9
Buildings unoccupied	29	12.1
Buildings under construction	1	0.4
<b>Total</b>	<b>241</b>	<b>100</b>

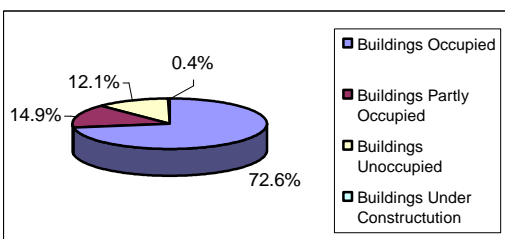


Figure 37. A Listed Timber Building



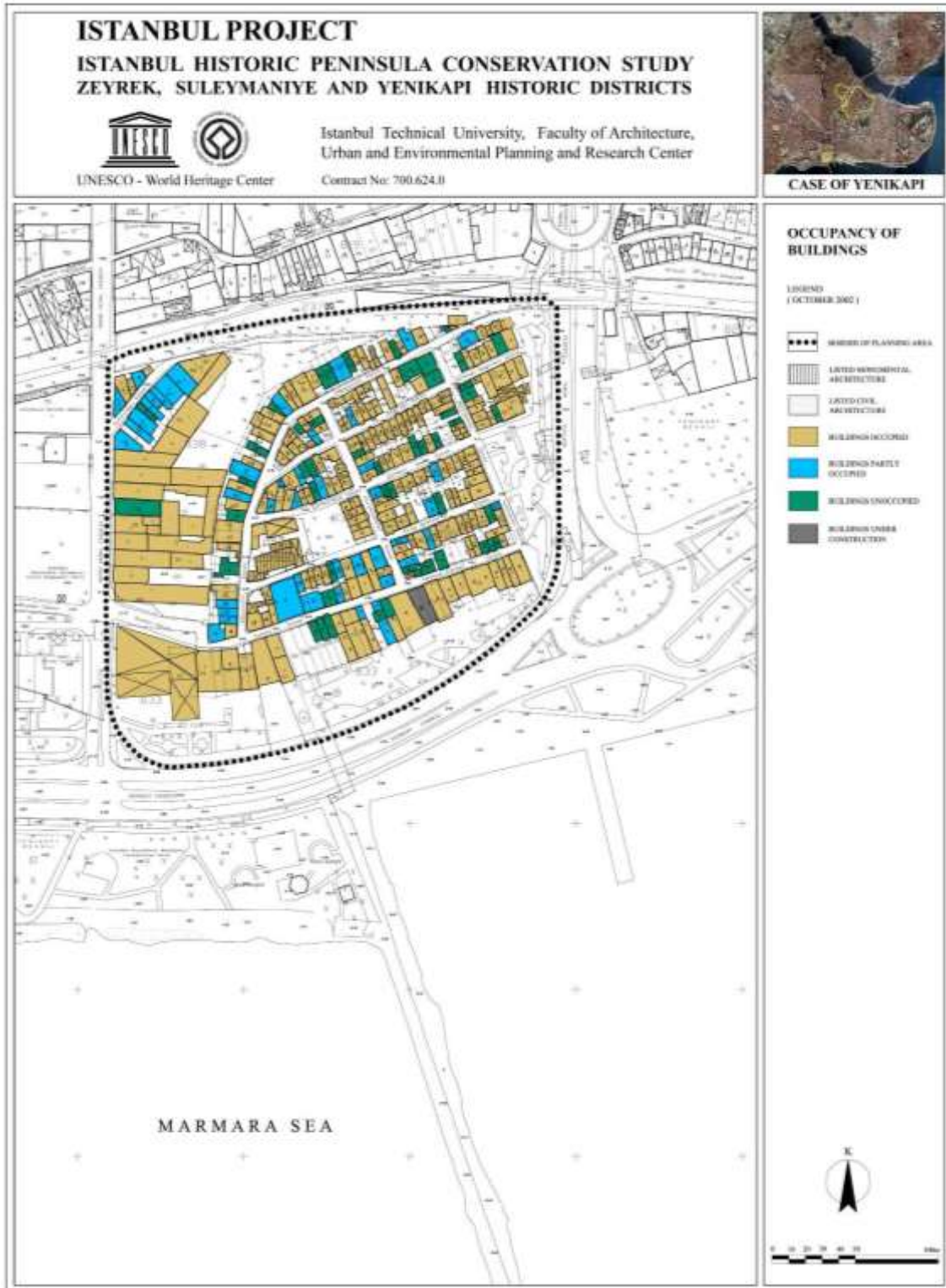
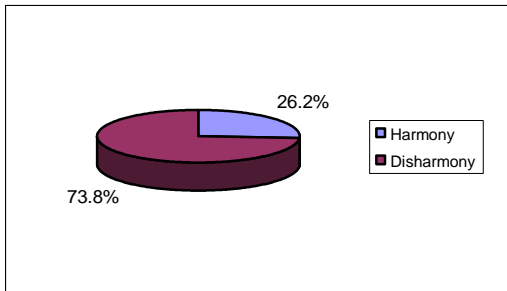


Figure 38. Occupancy of Buildings

### Harmony with the Architectural Character of the Area

Table and Graphic 8a. Harmony with the Architectural Character (Total)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	85	26.2
Disharmony	239	73.8
<b>Total</b>	<b>324</b>	<b>100</b>



In this survey, construction materials, building height and other similar physical characteristics of all buildings in the area were evaluated with respect to their consistency with the traditional architectural character and urban fabric of the area, while ignoring their functional appropriateness.

Of the 324 buildings evaluated, 239 (73.8%) of them are found to be in disharmony. On the contrary, 86.7% of the listed buildings are harmonious with the character of the planning area.

Table and Graphic 8b. Harmony with the Architectural Character (Listed Buildings)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	72	86.7
Disharmony	11	13.3
<b>Total</b>	<b>83</b>	<b>100</b>

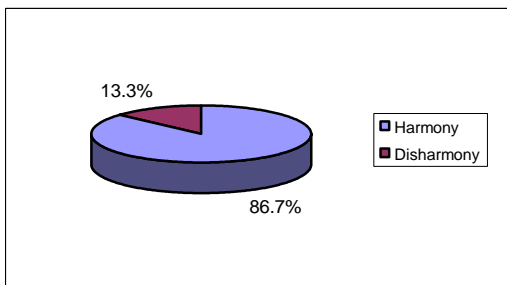
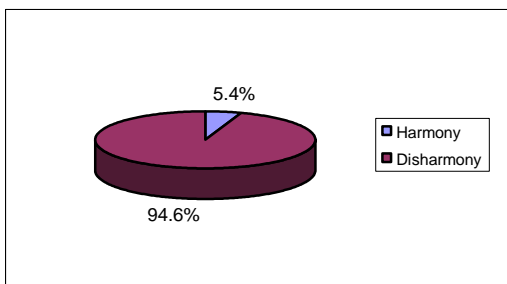


Figure 39. Building in Disharmony

Table and Graphic 8c. Harmony with the Architectural Character (Non-listed Buildings)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	13	5.4
Disharmony	228	94.6
<b>Total</b>	<b>241</b>	<b>100</b>



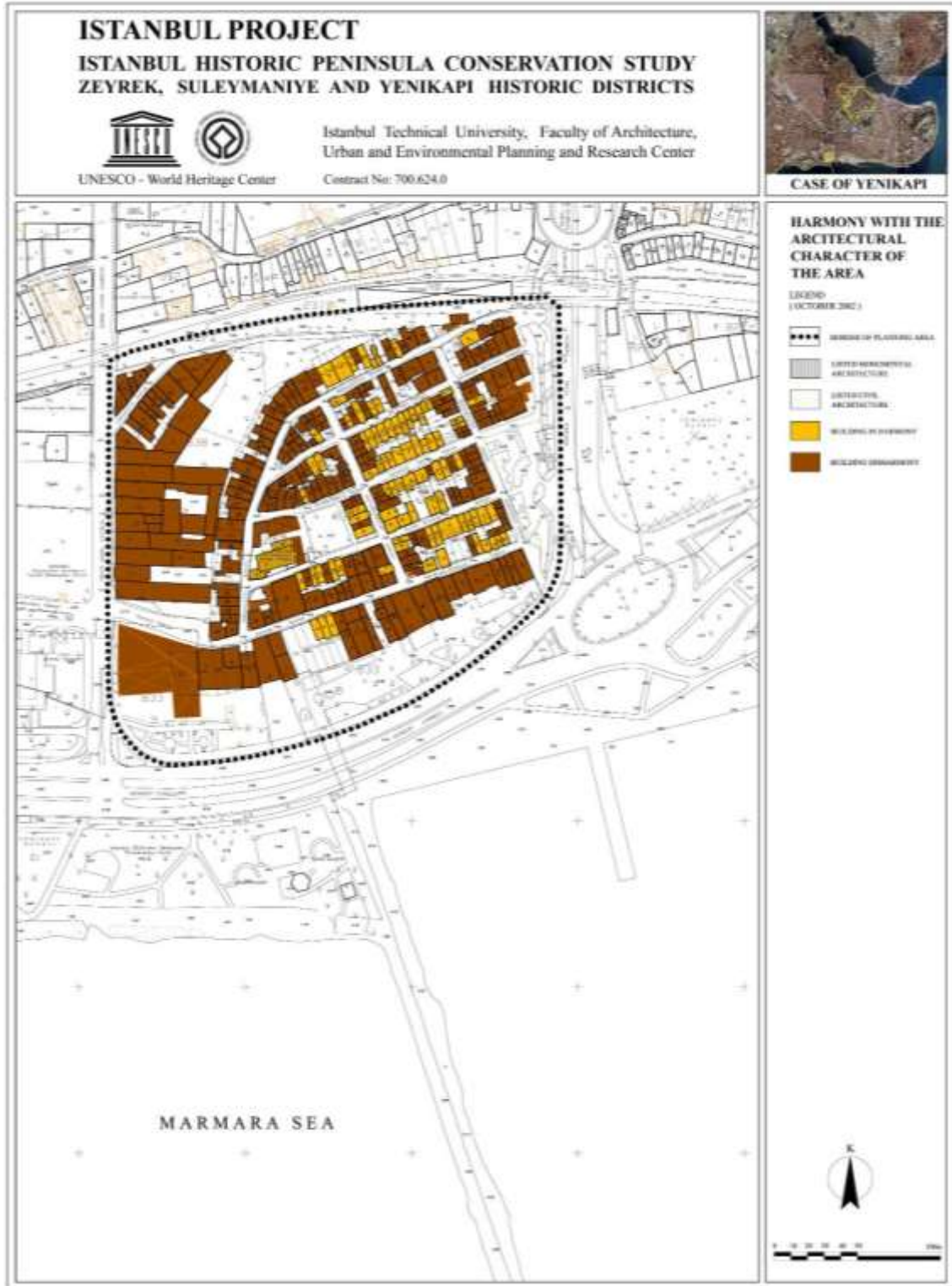


Figure 40. Harmony with the Architectural Character of the Area

Almost all of the non-listed buildings (94.6%), which are generally concrete buildings built after the listed property has been pulled down, are in disharmony with the surroundings. Those are mainly the ones owned by private partners. The invisibility of the Conservation Area from the surroundings eases the transformation attempts from traditional to multi-storey concrete structures by private enterprises. So, the attempts to fill empty lots result in disharmonious developments.



Figure 41. Buildings in Disharmony with the Traditional Fabric

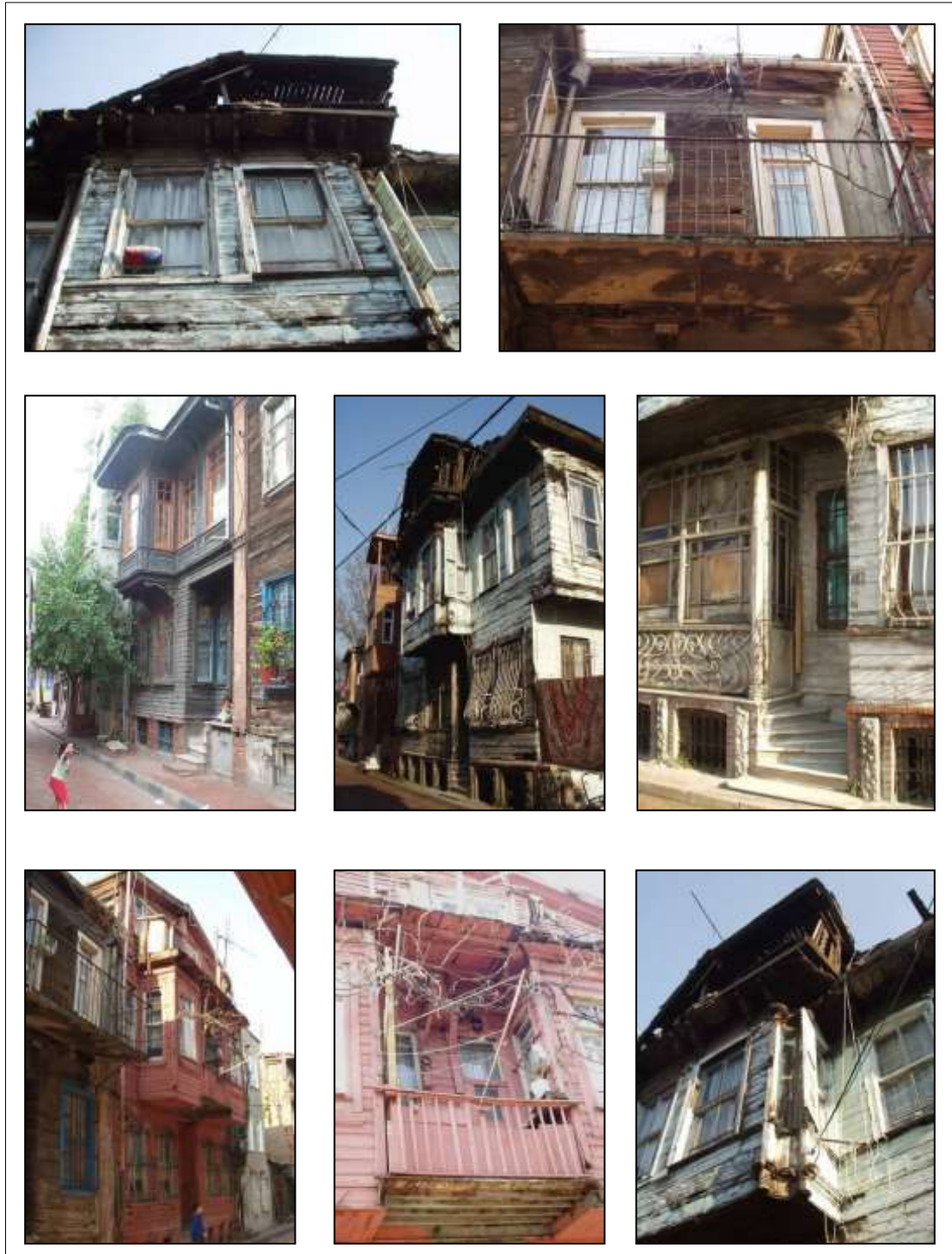


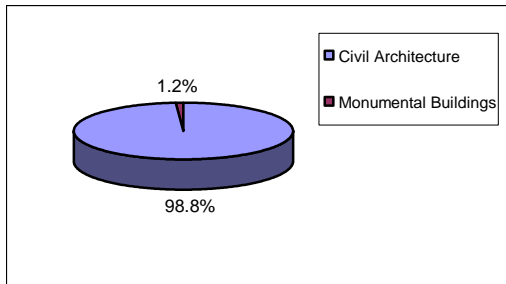
Figure 42. Buildings in Harmony with the Traditional Fabric

## Listed Buildings and Listed Other Properties

### Classifying Status

Table and Graphic 9a. Classifying Status

Classifying Status	Number of Buildings	%
Civil architecture	82	98.8
Monumental buildings	1	1.2
<b>Total</b>	<b>83</b>	<b>100</b>



The classifying status analysis indicates that 82 of the 83 structures are civil architecture examples (Table and Graphic 9a). The only monumental building in the area is the Church of Surp Tartios Parthiminos.

About the status of listed building in listed lots, it is seen that the Yenikapı Conservation Area still preserves its original urban fabric with 80.7% of the lots having original listed buildings. This is a result of the residential character of the area. However, only 3.6% are restored listed buildings. Empty lots with the listed building demolished is rather less (2.4%) and mainly used for car parking (Table and Graphic 9b).

### Status of Listed Building in Listed Lots

Table and Graphic 9b. Status of Listed Buildings in Listed Lots

Status of Listed Buildings in Listed Lots	Number of Buildings	%
Lots with original listed buildings	67	80.7
Lots with restored listed buildings	3	3.6
Lots where the listed building is demolished and a new structure with a different form or dimensions is constructed in its place	11	13.3
Empty lots with the listed building demolished	2	2.4
<b>Total</b>	<b>83</b>	<b>100</b>

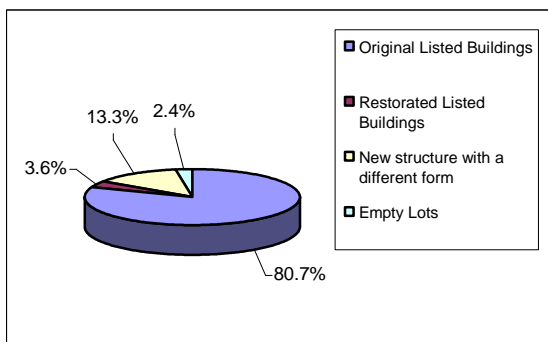


Figure 43. Church of Surp Tartios Parthiminos

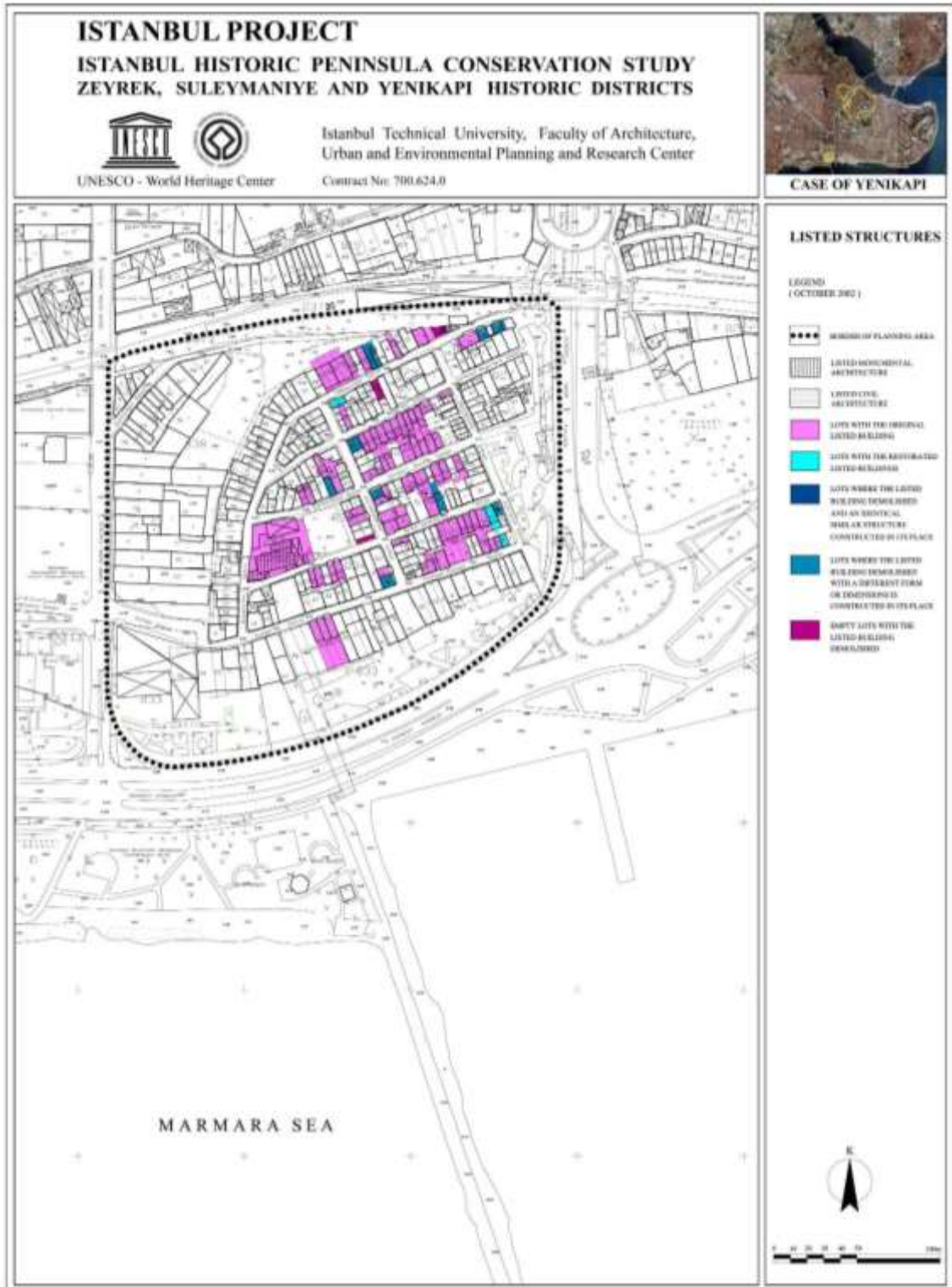


Figure 44. Status of Listed Buildings and Lots

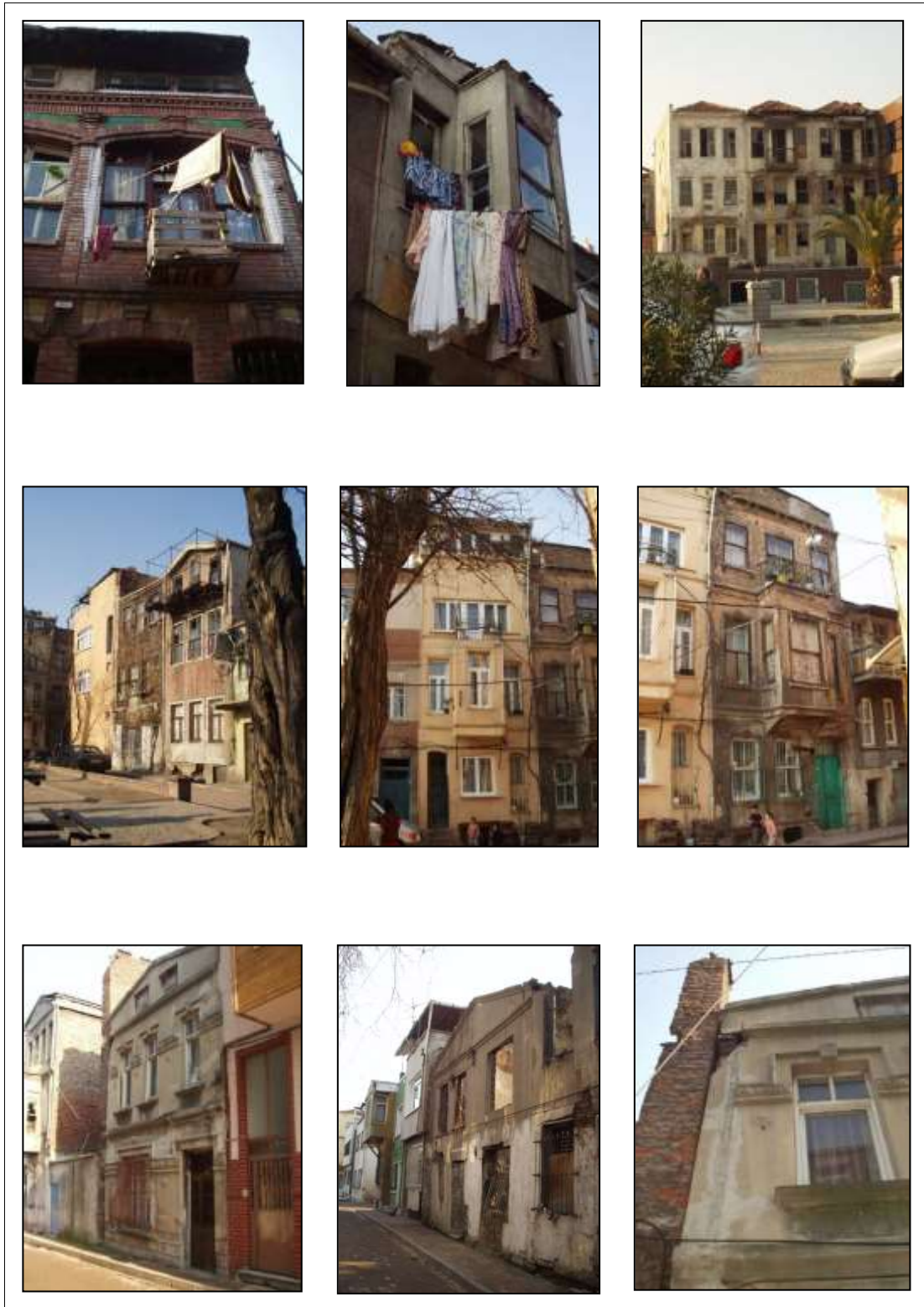


Figure 45. Listed Masonry Buildings





Figure 46. Listed Buildings January 2003



Figure 47. Same Parcels with the listed buildings demolished, March 2003

## **SOCIAL STRUCTURE ANALYSIS IN YENİKAPI CONSERVATION AREA**

The social structure analysis in the planning area was carried out in December 2002. The survey includes the demographic and socio-economic aspects of the inhabitants of the planning area, as well as their interactions with the environment, their expectations and their perspectives in defining urban conservation and a historical environment. Information was gathered from 70 households equally shared between listed and non-listed buildings.



Figure 48. Life on the Streets of Yenikapi

### **Demographic Structure**

The basic part of the social structure analysis is comprised of the demographic characteristics of the families. In this sub-section family size; mother's age, place of birth, education, occupation and income; father's age, place of birth, education, occupation and income; and vehicle ownership of the families were investigated.

**Family Size**

Table and Graphic 10a. Family Size (Total)

Family Size	Number of Persons	%
1 - 2 people	9	12.9
3 - 4 people	25	35.7
5 - 6 people	28	40
7 +	8	11.4
<b>Total</b>	<b>70</b>	<b>100</b>

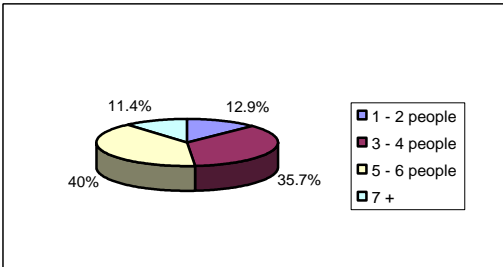


Table and Graphic 10b. Family Size (Listed Building)

Family Size	Number of Persons	%
1 - 2 people	5	14.3
3 - 4 people	13	37.1
5 - 6 people	10	28.6
7 +	7	20
<b>Total</b>	<b>35</b>	<b>100</b>

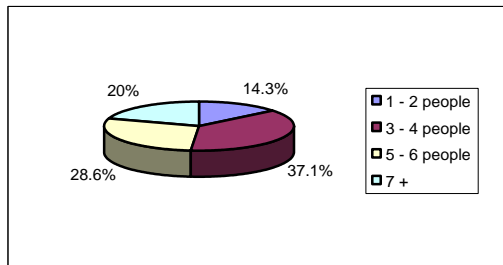
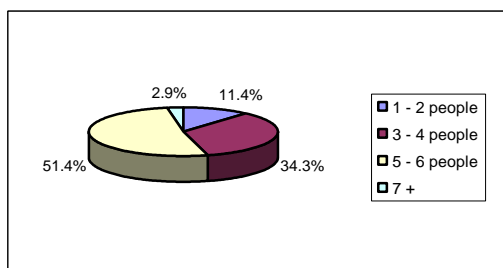


Table and Graphic 10c. Family Size (Non-listed Building)

Family Size	Number of Persons	%
1 - 2 people	4	11.4
3 - 4 people	12	34.3
5 - 6 people	18	51.4
7 +	1	2.9
<b>Total</b>	<b>35</b>	<b>100</b>



Most of the families surveyed in the planning area have more than one child or are extended families. After collecting the results of the questionnaires, the percentage of families of more than 5 people is 51.4. Comparatively, the average size of households in Istanbul is 3.9 according to the 2000 Census of Population (DIE, 2000).

Comparing the figures for listed and non-listed buildings, it was seen that there is no significant difference in the percentage of families of 1-2 and 3-4.

The highest proportional difference is to be found in families of 5-6 and more than 7 people. The percentage of families of 5-6 people in listed buildings is 28.6, and non-listed buildings is 51.8.

Similarly, while the percentage of families of more than 7 people is 20 in listed buildings, this figure decreases to 2.9% in non-listed buildings (Tables and Graphics 10a, 10b, 10c).

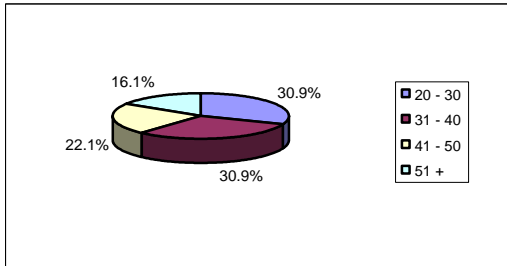


Figure 49. Life on the Streets in Yenikapı

### Mother's Age

Table and Graphic 11a. Mother's Age (Total)

Age	Number of Persons	%
20 - 30	21	30.9
31 - 40	21	30.9
41 - 50	15	22.1
51 +	11	16.1
<b>Total</b>	<b>68</b>	<b>100</b>



Of the 70 families included in the survey, there is no mother younger than 20. The majority of the mothers in the region are between the ages of 20-40 with a figure of 61.8%.

When the female age structure in Istanbul is investigated, it is seen that half of the female population is younger than 27 years of age, which is similar to the situation in Yenikapı (DIE, 2000).

Comparing the figures for listed and non-listed buildings, it is found that mothers living in listed buildings are slightly younger.

The percentage of mothers below 40 years old is 73.5 for the listed buildings; this figure is 50% for the non-listed buildings (Tables and Graphics 11a, 11b, 11c).

Table and Graphic 11b. Mother's Age (Listed Buildings)

Age	Number of Persons	%
20 - 30	13	38.2
31 - 40	12	35.3
41 - 50	4	11.8
51 +	5	14.7
<b>Total</b>	<b>34</b>	<b>100</b>

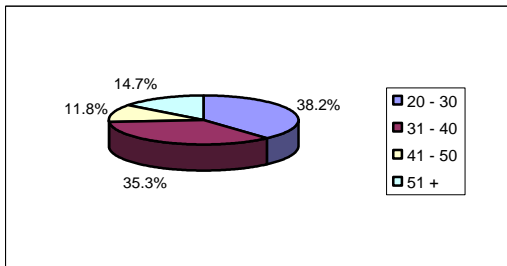
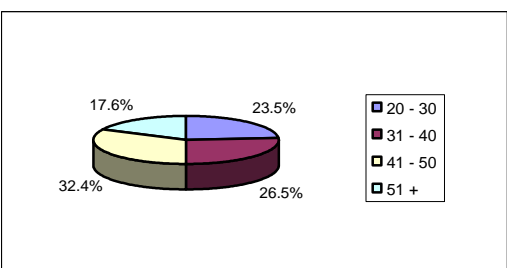


Table and Graphic 11c. Mother's Age (Non-listed Buildings)

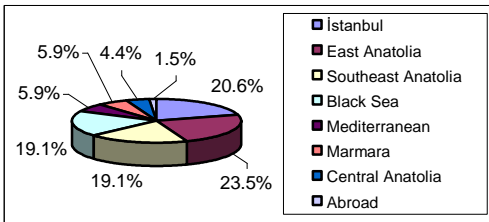
Age	Number of Persons	%
20 - 30	8	23.5
31 - 40	9	26.5
41 - 50	11	32.4
51 +	6	17.6
<b>Total</b>	<b>34</b>	<b>100</b>



**Mother's Place of Birth**

Table and Graphic 12a. Mother's Place of Birth (Total)

Region	Number of Persons	%
Istanbul	14	20.6
East Anatolia	16	23.5
Southeast Anatolia	13	19.1
Black Sea	13	19.1
Mediterranean	4	5.9
Marmara	4	5.9
Central Anatolia	3	4.4
Abroad	1	1.5
<b>Total</b>	<b>68</b>	<b>100</b>



In the majority, 61.5% of the mothers in the area were born in cities of East, Southeast Anatolia and Black Sea Regions. The percentage of mothers born in East Anatolia is 23.5, while that of Southeast Anatolia is 19.1, sharing the same portion (19.1%) with the ones born in the Black Sea Region.

On the contrary, the Istanbul census shows that 38% of the population was born in Istanbul, disregarding gender. Among the people who were not born in Istanbul, Central Anatolia, especially Sivas and Kastamonu, comes first (DIE, 2000).

What is surprising is that Istanbul, as a mother's place of birth, has a value of this chart with 20.6%.

In comparison, the percentage of mothers born in East, Southeast and Black Sea Regions is 5.9, 32.4 and 26.5 respectively in listed buildings and 41.2, 5.9 and 11.8 in non-listed buildings. This is a sign that groups gather together in buildings (Tables and Graphics 12a, 12b, 12c).

Table and Graphic 12b. Mother's Place of Birth (Listed Buildings)

Region	Number of Persons	%
Istanbul	7	20.6
East Anatolia	2	5.9
Southeast Anatolia	11	32.4
Black Sea	9	26.5
Mediterranean	3	8.8
Marmara	1	2.9
Abroad	1	2.9
<b>Total</b>	<b>34</b>	<b>100</b>

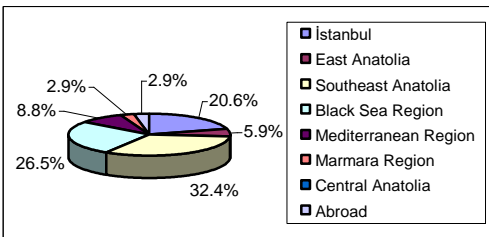
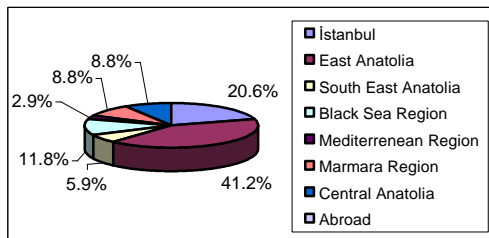


Table and Graphic 12c. Mother's Place of Birth (Non-listed Buildings)

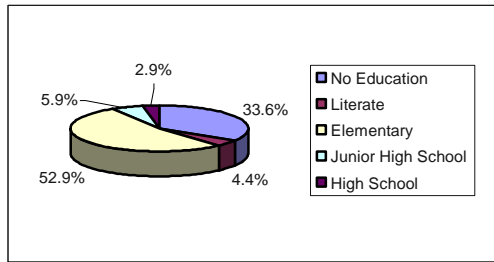
Region	Number of Persons	%
Istanbul	7	20.6
East Anatolia	14	41.2
Southeast Anatolia	2	5.9
Black Sea	4	11.8
Mediterranean	1	2.9
Marmara	3	8.8
Central Anatolia	3	8.8
<b>Total</b>	<b>34</b>	<b>100</b>



### Mother's Education

Table and Graphic 13a. Mother's Education (Total)

Education	Number of Persons	%
No education	23	33.6
Literate	3	4.4
Elementary	36	52.9
Junior high school	4	5.9
High school	2	2.9
<b>Total</b>	<b>68</b>	<b>100</b>



The total proportion of the literate population in Istanbul is 93%, and 89% for females. The female population among elementary school graduates makes up 30% of the total (DIE, 2000).

Most of the mothers surveyed were graduated (52.9%) from elementary school.

The proportion of mothers with no education is also high, 33.8%. Mothers with university degree were not encountered in the survey sample.

The comparison between listed and non-listed buildings indicates that the level of education of mothers in non-listed buildings is higher. The percentage of mothers having no education is 41.2 in listed buildings, while 26.5 in non-listed buildings.

The total of mothers with junior and high school education is 2.9% in listed buildings compared to 14.7% in non-listed buildings (Tables and Graphics 13a, 13b, 13c).

Table and Graphic 13b. Mother's Education (Listed Buildings)

Education	Number of Persons	%
No education	14	41.2
Literate	1	2.9
Elementary	18	52.9
Junior high school	1	2.9
<b>Total</b>	<b>34</b>	<b>100</b>

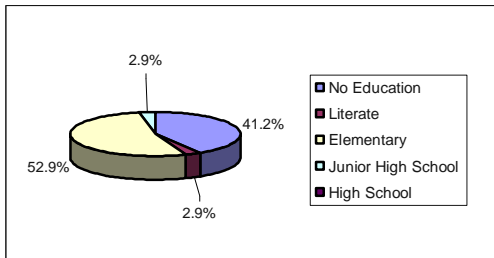
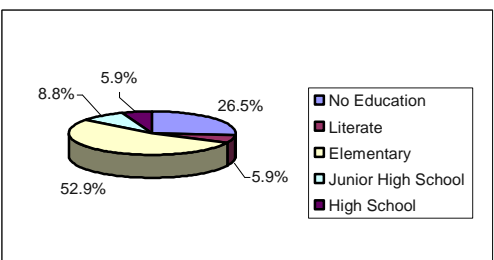


Table and Graphic 13c. Mother's Education (Non-listed Buildings)

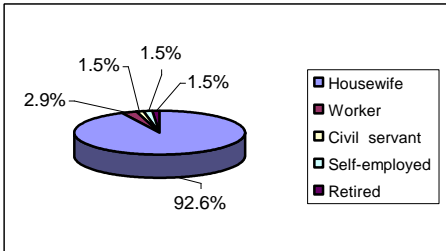
Education	Number of Persons	%
No education	9	26.5
Literate	2	5.9
Elementary	18	52.9
Junior high school	3	8.8
High school	2	5.9
<b>Total</b>	<b>34</b>	<b>100</b>



**Mother's Occupation**

Table and Graphic 14a. Mother's Occupation (Total)

Occupation	Number of Persons	%
Housewife	63	92.6
Worker	2	2.9
Civil servant	1	1.5
Self-employed	1	1.5
Retired	1	1.5
<b>Total</b>	<b>68</b>	<b>100</b>



Housewives constitute 92.6% of the total number of mothers in the survey. While working mothers' percentage is 5.9%, the retired ones make up only 1.5% of the total.

There is a negligible difference between the proportions of working mothers in listed and non-listed buildings (Tables and Graphics 14a, 14b, 14c).

The value of the employed population for the female is 84% in Istanbul. According to the 2000 Population Census of Istanbul, 50% of the employed female population works in services and industry sectors.

The value of regular employees is 75% for the male population, 3% of which are self-employed. The rate of unemployment is 15.9% (DIE, 2000).

Table and Graphic 14b. Mother's Occupation (Listed Buildings)

Occupation	Number of Persons	%
Housewife	32	94.2
Worker	0	0
Self-employed	1	2.9
Retired	1	2.9
<b>Total</b>	<b>34</b>	<b>100</b>

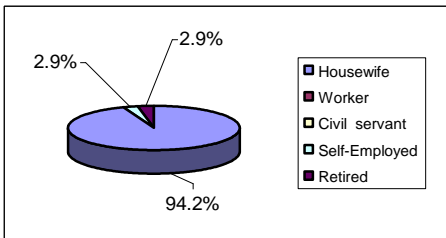
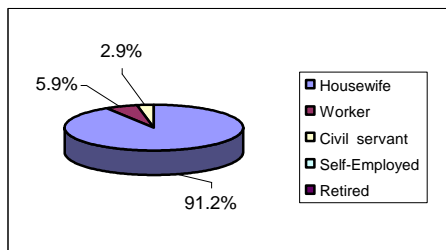


Table and Graphic 14c. Mother's Occupation (Non-listed Buildings)

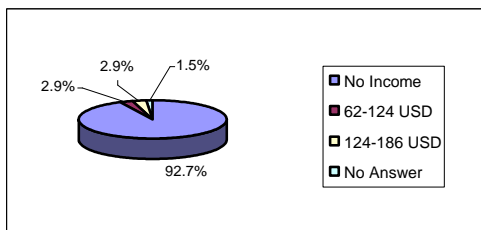
Occupation	Number of Persons	%
Housewife	31	91.2
Worker	2	5.9
Civil servant	1	2.9
<b>Total</b>	<b>34</b>	<b>100</b>



### Mother's Income

Table and Graphic 15a. Mother's Income (Total)

Income	Number of Persons	%
No income	63	92.7
62-124 USD	2	2.9
124-186 USD	2	2.9
No answer	1	1.5
<b>Total</b>	<b>68</b>	<b>100</b>



Since most of the mothers polled are housewives, as shown above, the majority does not have separate income with the percentage of 92.7.

The ones having personal income earn 62-124 USD and 124-186 USD with the percentage of 2.9 each (1 USD=1.622 YTL, March 2003).

There is not much difference between listed and non-listed buildings; however, the percentage of mothers of no income is a little bit higher in listed buildings, compared to non-listed buildings with a difference of 3% (Tables and Graphics 15a, 15b, 15c).

Table and Graphic 15b. Mother's Income (Listed Buildings)

Income	Number of Persons	%
No income	32	94.2
62-124 USD	1	2.9
No answer	1	2.9
<b>Total</b>	<b>34</b>	<b>100</b>

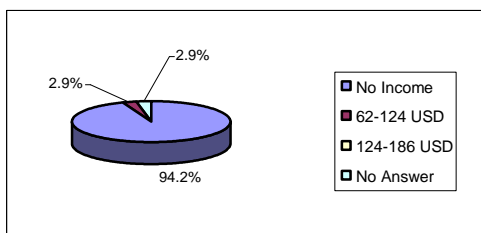
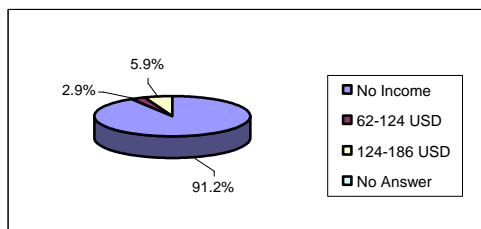


Table and Graphic 15c. Mother's Income (Non-listed Buildings)

Income	Number of Persons	%
No income	31	91.2
62-124 USD	1	2.9
124-186 USD	2	5.9
<b>Total</b>	<b>34</b>	<b>100</b>

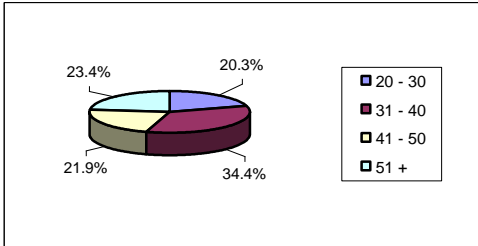




### Father's Age

Table and Graphic 16a. Father's Age (Total)

Age	Number of Persons	%
20 - 30	13	20.3
31 - 40	22	34.4
41 - 50	14	21.9
51 +	15	23.4
<b>Total</b>	<b>64</b>	<b>100</b>



Of the 70 families included in the survey, there is no father younger than 20. The majority of the fathers in the region are in the age range of 30-40 at 34.4%, but generally only a slight difference is observed. The percentage of fathers above 50 is 23.4.

When the male age structure in Istanbul is observed, it is seen that half of the male population is younger than 26 years of age, which is slightly similar with the situation in Yenikapı. The median is 25.9 according to the 2000 Population Census of Istanbul (DİE, 2000).

Comparing the figures for listed and non-listed buildings, it is found, however, that mothers living in listed buildings are younger. The percentage of fathers below 40 is 67.6% for the listed buildings, yet that figure is 40% for the non-listed buildings (Tables and Graphics 16a, 16b, 16c).

Table and Graphic 16b. Father's Age (Listed Buildings)

Age	Number of Persons	%
20 - 30	8	23.5
31 - 40	15	44.2
41 - 50	5	14.7
51 +	6	17.6
<b>Total</b>	<b>34</b>	<b>100</b>

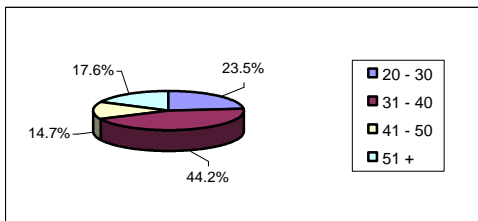
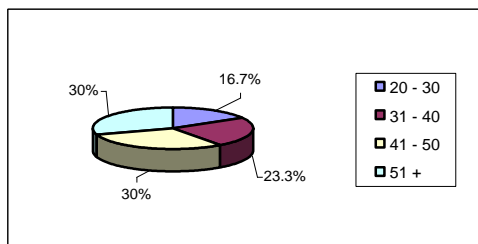


Table and Graphic 16c. Father's Age (Non-listed Buildings)

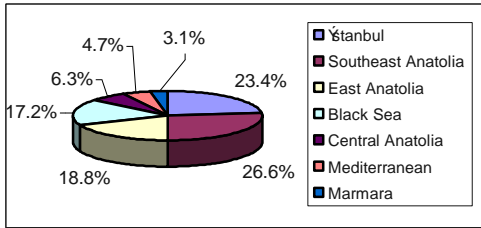
Age	Number of Persons	%
20 - 30	5	16.7
31 - 40	7	23.3
41 - 50	9	30
51 +	9	30
<b>Total</b>	<b>30</b>	<b>100</b>



### Father's Place of Birth

Table and Graphic 17a. Father's Place of Birth (Total)

Region	Number of Persons	%
Istanbul	15	23.4
Southeast Anatolia	17	26.6
East Anatolia	12	18.8
Black Sea	11	17.2
Central Anatolia	4	6.3
Mediterranean	3	4.7
Marmara	2	3.1
<b>Total</b>	<b>64</b>	<b>100</b>



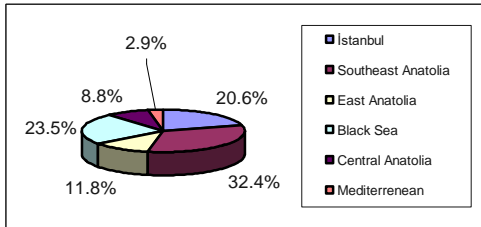
The figures for fathers' places of birth are similar to those of mothers. 62.6% of fathers included in the survey were born in cities of the East, Southeast and Black Sea Regions. The percentage of fathers born in East Anatolia is 18.8%, while that of Southeast Anatolia and the Black Sea Region is 26.6% and 17.2% respectively.

Istanbul-born fathers have a higher percentage than mothers and have a large proportion with the percentage of 23.4.

To make a comparison, the percentage of fathers born in the East, Southeast and Black Sea Regions is respectively 11.8, 32.4 and 23.5, in listed buildings and 26.7, 20 and 10 in non-listed buildings. 20.6% of the fathers who were born in Istanbul live in listed buildings and 26.7% live in non-listed buildings (Tables and Graphics 17a, 17b, 17c).

Table and Graphic 17b. Father's Place of Birth (Listed Buildings)

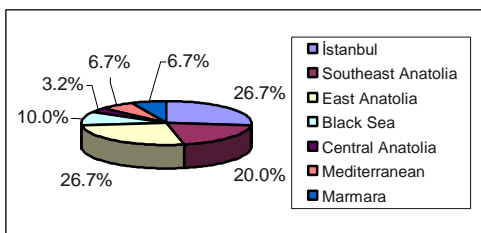
Region	Number of Persons	%
Istanbul	7	20.6
Southeast Anatolia	11	32.4
East Anatolia	4	11.8
Black Sea	8	23.5
Central Anatolia	3	8.8
Mediterranean	1	2.9
<b>Total</b>	<b>34</b>	<b>100</b>



On the contrary, the last population census shows that 38% of the population was born in Istanbul, disregarding gender. Among the people who were not born in Istanbul, those from Central Anatolia, especially Sivas and Kastamonu are first (DIE, 2000).

Table and Graphic 17c. Father's Place of Birth (Non-listed Buildings)

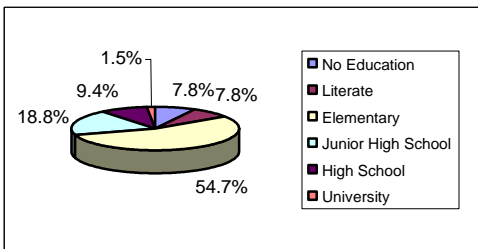
Region	Number of Persons	%
Istanbul	8	26.7
Southeast Anatolia	6	20
East Anatolia	8	26.7
Black Sea	3	10
Central Anatolia	1	3.2
Mediterranean	2	6.7
Marmara	2	6.7
<b>Total</b>	<b>30</b>	<b>100</b>



### Father's Education

Table and Graphic 18a. Father's Education (Total)

Education	Number of Persons	%
No education	5	7.8
Literate	5	7.8
Elementary	35	54.7
Junior high school	12	18.8
High school	6	9.4
University	1	1.5
<b>Total</b>	<b>64</b>	<b>100</b>



The proportion of literate population in Istanbul is 93%, while this proportion is 97% for the male population. The male population among elementary school graduates makes up 45% of the total (DIE, 2000).

The results of the survey show relatively higher levels of education among fathers when compared to mothers.

Most of the fathers were at the level of elementary school with 54.7%, compared to the percentage of mothers at elementary school level at 52.9%. The value of fathers with no education is 7.8% although the figure rises up to 33.8% considering mothers.

There is also a sample graduated from university having the percentage of 3.3 among the total number.

The comparison between listed and non-listed buildings indicates that the level of education of fathers in non-listed buildings is higher. The percentage of fathers having no education shows a negligible difference between listed and non-listed buildings. 8.8% of fathers in listed buildings and 6.7% of fathers in non-listed buildings have no education.

The total of fathers with junior and high school education is 23.5% in listed buildings compared to 33.3% in non-listed buildings (Tables and Graphics 18a, 18b, 18c).

Table and Graphic 18b. Father's Education (Listed Buildings)

Education	Number of Persons	%
No education	3	8.8
Literate	4	11.8
Elementary	19	55.9
Junior high school	6	17.6
High school	2	5.9
<b>Total</b>	<b>34</b>	<b>100</b>

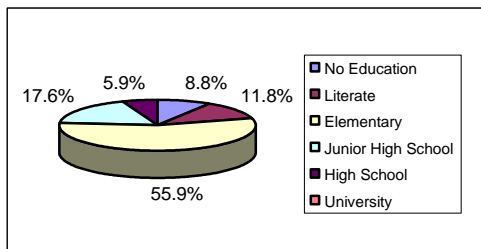
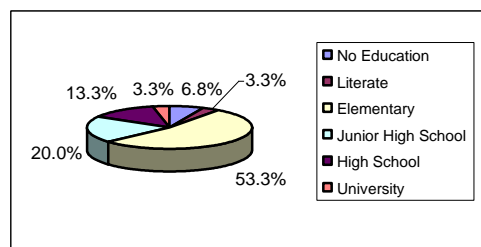


Table and Graphic 18c. Father's Education (Non-listed Buildings)

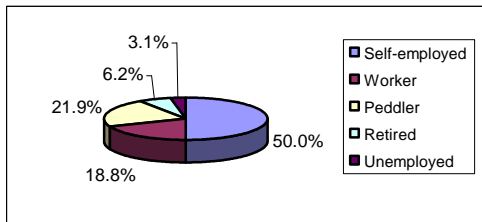
Education	Number of Persons	%
No education	2	6.8
Literate	1	3.3
Elementary	16	53.3
Junior high school	6	20
High school	4	13.3
University	1	3.3
<b>Total</b>	<b>30</b>	<b>100</b>



### Father's Occupation

Table and Graphic 19a. Father's Occupation (Total)

Occupation	Number of Persons	%
Self-employed	32	50
Worker	12	18.8
Peddler	14	21.9
Retired	4	6.2
Unemployed	2	3.1
<b>Total</b>	<b>64</b>	<b>100</b>



Among the families surveyed, 50.0% of the fathers are self-employed; 21.9% are peddlers, 18.8% are workers and 6.2% are retired.

The survey revealed that the inhabitants of the region mostly work in marginal jobs. The percentage of unemployed is rather low (3.1).

Comparing the figures for listed and non-listed buildings indicates that the percentages of peddlers are higher in non-listed buildings, and that of workers is higher in listed buildings.

The percentage of fathers working as peddlers in listed buildings is 17.6 and 26.7 in non-listed buildings. The percentage of workers is 26.5 in listed buildings and it is 10.0 in non-listed buildings. The unemployment level is higher in non-listed buildings (Tables and Graphics 19a, 19b, 19c).

The proportion of the employed male population is 88% in Istanbul. According to the 2000 Population Census of Istanbul, 54% of the employed male population works in the services sector and 33% in the industry sector.

The proportion of regular employees is 76% for the male population, 13% of whom are self-employed. The rate of unemployment is 11.5% (DIE, 2000).

Table and Graphic 19b. Father's Occupation (Listed Buildings)

Occupation	Number of Persons	%
Self-employed	16	47.1
Worker	9	26.5
Peddler	6	17.6
Retired	2	5.9
Unemployed	1	2.9
<b>Total</b>	<b>34</b>	<b>100</b>

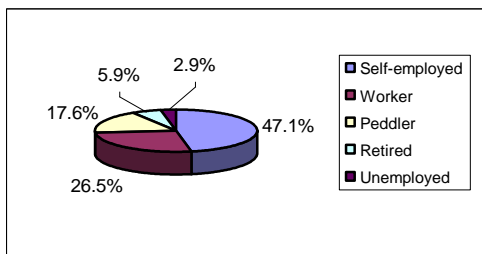
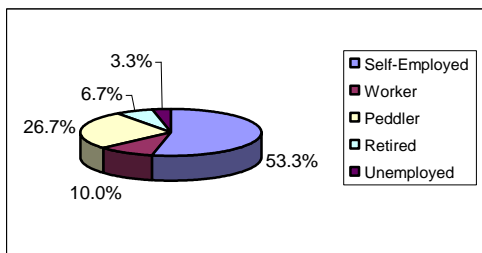


Table and Graphic 19c. Father's Occupation (Non-listed Buildings)

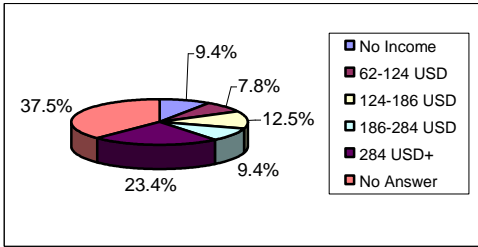
Occupation	Number of Persons	%
Self-employed	16	53.3
Worker	3	10
Peddler	8	26.7
Retired	2	6.7
Unemployed	1	3.3
<b>Total</b>	<b>30</b>	<b>100</b>



**Father's Income**

Table and Graphic 20a. Father's Income (Total)

Income	Number of Persons	%
No Income	6	9.4
62-124 USD	5	7.8
124-186 USD	8	12.5
186-284 USD	6	9.4
284 USD+	15	23.4
No answer	24	37.5
<b>Total</b>	<b>64</b>	<b>100</b>



23.4% of fathers have a monthly income over 284 USD according to the October 2002 questionnaire results. The value of fathers having a monthly income between 62-124 USD is 7.8%, 124-186 USD is 12.5% and 186-284 USD is 9.4% (1USD= 1.622 YTL, March 2003).

In a comparison between listed and non-listed buildings, the income level of fathers living in non-listed buildings is much higher than ones living in listed buildings.

The ratio of fathers having a monthly income less than 186 USD is 13.3% in non-listed buildings and 26.5% in listed ones (Tables and Graphics 20a, 20b, 20c).

Table and Graphic 20b. Father's Income (Listed Buildings)

Income	Number of Persons	%
No Income	1	2.9
62-124 USD	2	5.9
124-186 USD	7	20.6
186-284 USD	3	8.8
284 USD+	7	20.6
No answer	14	41.2
<b>Total</b>	<b>34</b>	<b>100</b>

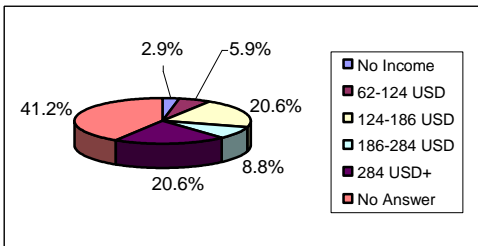
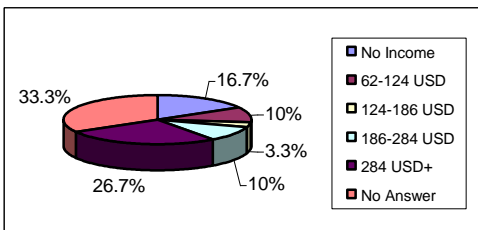


Table and Graphic 20c. Father's Income (Non-listed Buildings)

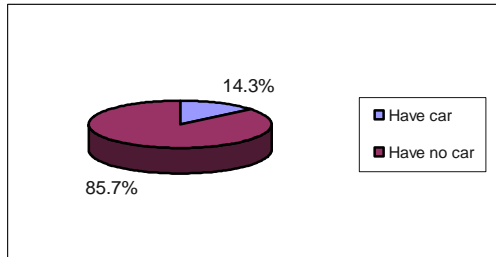
Income	Number of Persons	%
No Income	5	16.7
62-124 USD	3	10
124-186 USD	1	3.3
186-284 USD	3	10
284 USD+	8	26.7
No answer	10	33.3
<b>Total</b>	<b>30</b>	<b>100</b>



### Vehicle Ownership

Table and Graphic 21a. Vehicle Ownership (Total)

Vehicle Ownership	Number of Persons	%
Have car	10	14.3
Have no car	60	85.7
<b>Total</b>	<b>70</b>	<b>100</b>



In the survey, car ownership was taken as an indicator of the economic condition of families. The percentage of families owning a car in Yenikapı is 14.3% (Tables and Graphics 21a, 21b, 21c).

Families having a car are 14.3% in both listed and non-listed buildings. As reported in the survey, the train was the most frequently used mode of transportation. Taxi and minibus usage comes after that.

Table and Graphic 21b. Vehicle Ownership (Listed Building)

Vehicle Ownership	Number of Persons	%
Have car	5	14.3
Have no car	30	85.7
<b>Total</b>	<b>35</b>	<b>100</b>

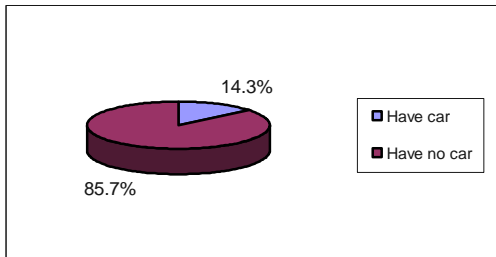
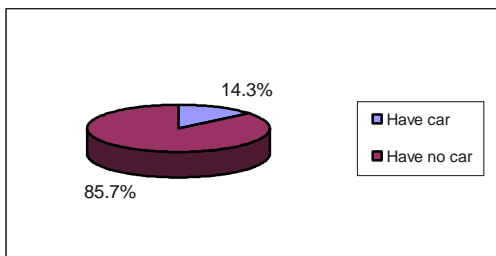


Table and Graphic 21c. Vehicle Ownership (Non-listed Building)

Vehicle Ownership	Number of Persons	%
Have car	5	14.3
Have no car	30	85.7
<b>Total</b>	<b>35</b>	<b>100</b>



### Building – User Relationship

Building and user interaction is another important aspect of the social structure survey. Ownership of property, period of residence, location and characteristics of previous home, desire to move to a different residence, desired location, types of residence preferred, home satisfaction, desire for home improvement and intervention preference if sufficient conservation funds available were investigated to figure out the building-user interaction.

#### Ownership of the Property

Table and Graphic 22a. Ownership of the Property (Total)

Property	Number of Persons	%
Owner	22	31.4
Tenant	46	65.7
Free of Charge	2	2.9
<b>Total</b>	<b>70</b>	<b>100</b>

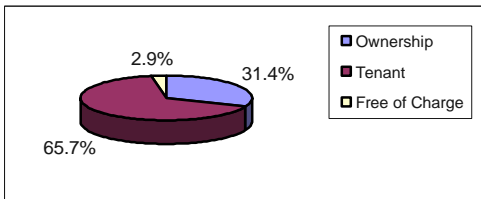


Table and Graphic 22b. Ownership of the Property (Listed Buildings)

Property	Number of Persons	%
Owner	9	25.7
Tenant	25	71.4
Free of Charge	1	2.9
<b>Total</b>	<b>35</b>	<b>100</b>

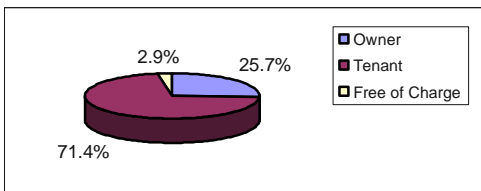
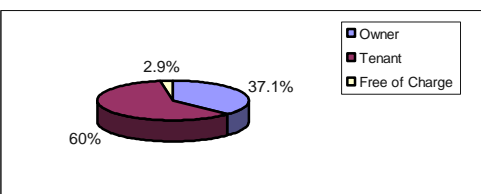


Table and Graphic 22c. Ownership of the Property (Non-listed Buildings)

Property	Number of Persons	%
Owner	13	37.1
Tenant	21	60
Free of Charge	1	2.9
<b>Total</b>	<b>35</b>	<b>100</b>



Among 70 samples of families, it was seen that the majority of the residents are tenants with a percentage of 65.7. Two families stayed in the residence free of charge, one by the municipality and other by relatives.

In both listed and non-listed buildings, the portion of tenants is more than owners, but higher in listed ones. The percentage of tenants is 71.4 in listed and 60.0 in non-listed buildings (Tables and Graphics 22a, 22b, 22c).

According to the 2000 Population Census of Istanbul, it is seen that the rate of property ownership is 57%, while the rate of tenancy is 36% (DIE, 2000).

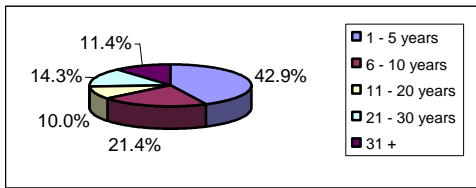


Figure 50. Life on the Streets of Yenikapı

**Period of Residence**

Table and Graphic 23a. Period of Residence (Total)

Life Time	Number of Persons	%
1 - 5 years	30	42.9
6 - 10 years	15	21.4
11 - 20 years	7	10
21 - 30 years	10	14.3
31 +	8	11.4
<b>Total</b>	<b>70</b>	<b>100</b>



The survey reveals that almost half of the residents have been living in the home for a period of less than 5 years. 42.9% of families have resided there for 1-5 years, 21.4% for 6-10 years, 10.0% for 11-20 years, 14.3% for 21-30 years and 11% of the families have been living in the residence for more than 31 years.

The percentage of residence of less than 1-5 years is more in non-listed buildings with a portion of 51.4% than listed ones (34.3%). Other measures do not show significant differences (Tables and Graphics 23a, 23b, 23c).

Table and Graphic 23b. Period of Residence (Listed Buildings)

Life Time	Number of Persons	%
1 - 5 years	12	34.3
6 - 10 years	9	25.7
11 - 20 years	4	11.4
21 - 30 years	6	17.2
31 +	4	11.4
<b>Total</b>	<b>35</b>	<b>100</b>

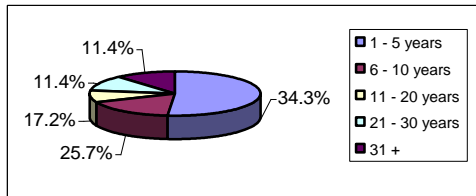
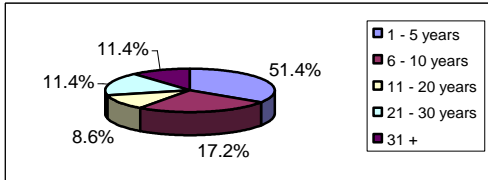


Table and Graphic 23c. Period of Residence (Non-listed Buildings)

Life Time	Number of Persons	%
1 - 5 years	18	51.4
6 - 10 years	6	17.2
11 - 20 years	3	8.6
21 - 30 years	4	11.4
31 +	4	11.4
<b>Total</b>	<b>35</b>	<b>100</b>

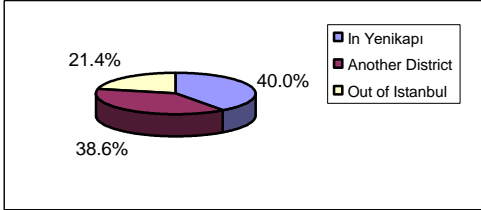




### Location of Previous Residence

Table and Graphic 24a. Location of Previous Residence (Total)

Location	Number of Persons	%
In Yenikapı	28	40
Another district of Istanbul	27	38.6
Out of Istanbul	15	21.4
<b>Total</b>	<b>70</b>	<b>100</b>



The investigation on the location of the previous residence shows that most of the families lived either in Yenikapı or in another district in Istanbul before. 40% of the families lived previously in another place in the same district or in the same building. The percentage of ones who lived out of Istanbul is 21.4.

Comparing the figures, it is found that 48.6% of the families in listed buildings had lived in the same district, while the same value in non-listed buildings had lived in another district of Istanbul (Tables and Graphics 24a, 24b, 24c).

Table and Graphic 24b. Location of Previous Residence (Listed Buildings)

Location	Number of Persons	%
In Yenikapı	17	48.6
Another district of Istanbul	10	28.6
Out of Istanbul	8	22.8
<b>Total</b>	<b>35</b>	<b>100</b>

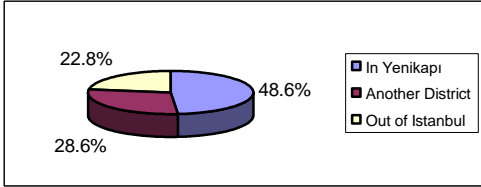
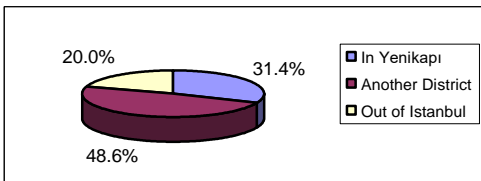


Table and Graphic 24c. Location of Previous Residence (Non-listed Buildings)

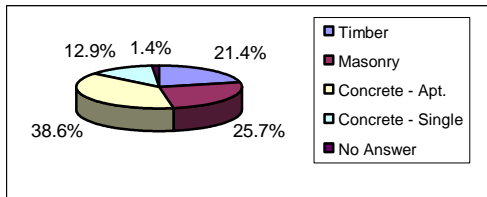
Location	Number of Persons	%
In Yenikapı	11	31.4
Another district of Istanbul	17	48.6
Out of Istanbul	7	20
<b>Total</b>	<b>35</b>	<b>100</b>



### Characteristics of Previous Residence

Table and Graphic 25a. Characteristics of Previous Residence (Total)

Characteristics of the Residence	Number of Persons	%
Timber	15	21.4
Masonry	18	25.7
Concrete - apt.	27	38.6
Concrete - single h.	9	12.9
No answer	1	1.4
<b>Total</b>	<b>70</b>	<b>100</b>



The characteristics of the previous residences of the families living in Yenikapı show varieties in nearly equal figures. The highest number with a percentage of 38.6 had lived in concrete dwellings previously (Tables and Graphics 25a, 25b, 25c).

Table and Graphic 25b. Characteristics of Previous Residence (Listed Buildings)

Characteristics of the Residence	Number of Persons	%
Timber	7	20
Masonry	11	31.4
Concrete - apt.	9	25.7
Concrete - single h.	7	20
No answer	1	2.9
<b>Total</b>	<b>35</b>	<b>100</b>

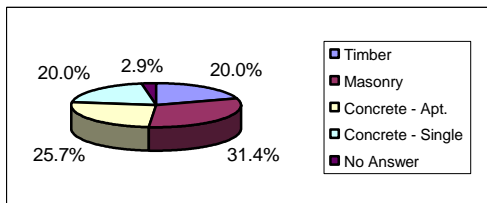
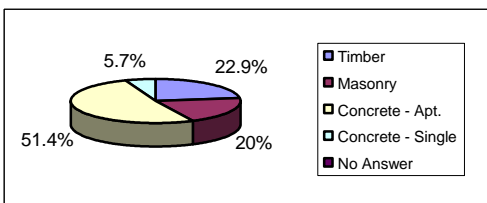


Table and Graphic 25c. Characteristics of Previous Residence (Non-listed Buildings)

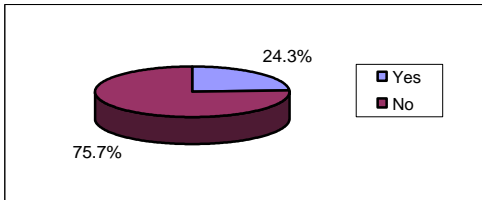
Characteristics of the Residence	Number of Persons	%
Timber	8	22.9
Masonry	7	20
Concrete - apt.	18	51.4
Concrete - single h.	2	5.7
<b>Total</b>	<b>35</b>	<b>100</b>



**Desire to Move to a Different Residence**

Table and Graphic 26a. Desire to Move to a Different Residence (Total)

Desire to Move	Number of Persons	%
Yes	17	24.3
No	53	75.7
<b>Total</b>	<b>70</b>	<b>100</b>



75.7% of the residents do not want to move to a different place. The ratio does not change significantly when taking into consideration listed or non-listed buildings. It is 74.3% in listed buildings and 77.1% in non-listed ones.

Comparisons show that 32.6% of the tenants desire to move to a different residence, 53.3% of them live in listed buildings. On the other hand a similar value between listed and non-listed buildings of homeowners shows a desire to move to another place (9%). (Tables and Graphics 26a, 26b, 26c).

Table and Graphic 26b. Desire to Move to a Different Residence (Listed Buildings)

Desire to Move	Number of Persons	%
Yes	9	25.7
No	26	74.3
<b>Total</b>	<b>35</b>	<b>100</b>

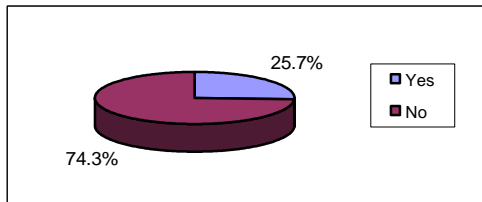
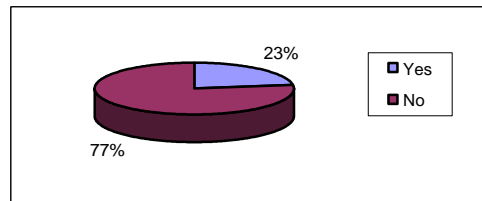


Table and Graphic 26c. Desire to Move to a Different Residence (Non-listed Buildings)

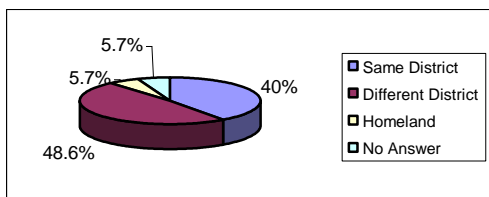
Desire to Move	Number of Persons	%
Yes	8	23
No	27	77
<b>Total</b>	<b>35</b>	<b>100</b>



### Desired Location to Move to

Table and Graphic 27a. Desired Location to Move to (Total)

Desired Location	Number of Persons	%
Same district	28	40
Different district	34	48.6
Homeland	4	5.7
No answer	4	5.7
<b>Total</b>	<b>70</b>	<b>100</b>



According to the survey, the families who do not have a desire to stay in the same district are 40%. The ratios are same when considering either listed or non-listed buildings.

The percentage of families desiring to move to their homelands is 8.6 in non-listed, and 2.9 in listed buildings.

27% of the families who stated not to move another district, gave monetary reasons. 28.5% of this value is coming from listed buildings. The other 73% stated that they were happy with the existing situation. 18.5% of the ones who wanted to move to another district gave the reason of dilapidation of the district and 55.7% gave monetary reasons (Tables and Graphics 27a, 27b, 27c).

Table and Graphic 27b. Desired Location to Move to (Listed Buildings)

Desired Location	Number of Persons	%
Same district	14	40
Different district	16	45.7
Homeland	1	2.9
No answer	4	11.4
<b>Total</b>	<b>35</b>	<b>100</b>

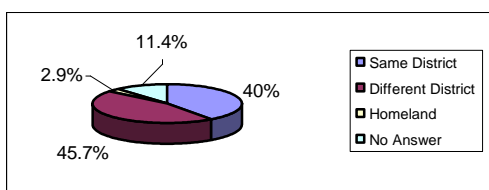
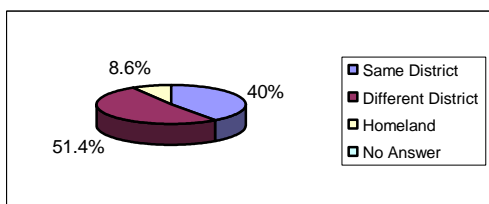


Table and Graphic 27c. Desired Location to Move to (Non-listed Buildings)

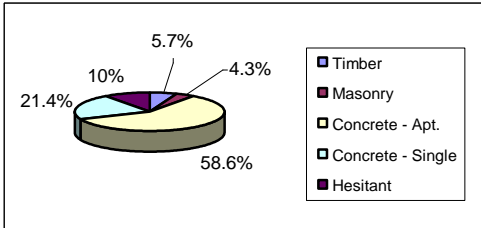
Desired Location	Number of Persons	%
Same district	14	40
Different district	18	51.4
Homeland	3	8.6
<b>Total</b>	<b>35</b>	<b>100</b>



**Types of Residence Preferred**

Table and Graphic 28a. Types of Residence Preferred (Total)

Type of Residence	Number of Persons	%
Timber	4	5.7
Masonry	3	4.3
Concrete - apt.	41	58.6
Concrete - single h.	15	21.4
Hesitant	7	10
<b>Total</b>	<b>70</b>	<b>100</b>



The majority of the families included in the survey would prefer to live in a concrete dwelling with a portion of 58.6%. Only 5.7% of the respondents, constituting the majority of the owners said they would prefer to live in a timber house emphatically.

2.9% of families living in listed and 8.6% of families living in non-listed buildings would prefer timber houses. The majority of residents of non-listed buildings with a ratio of 80% prefer concrete dwellings (Tables and Graphics 28a, 28b, 28c).

Table and Graphic 28b. Types of Residence Preferred (Listed Buildings)

Type of Residence	Number of Persons	%
Timber	1	2.9
Masonry	2	5.7
Concrete - apt.	13	37.1
Concrete - single h.	12	34.3
Hesitant	7	20
<b>Total</b>	<b>35</b>	<b>100</b>

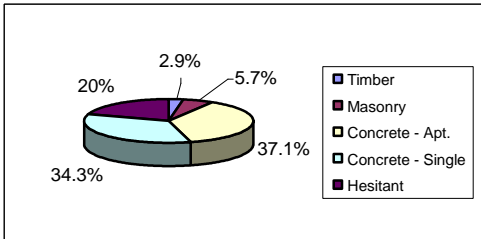
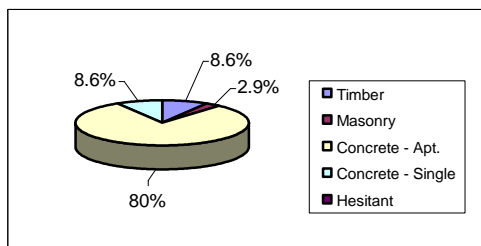


Table and Graphic 28c. Types of Residence Preferred (Non-listed Buildings)

Type of Residence	Number of Persons	%
Timber	3	8.6
Masonry	1	2.9
Concrete - apt.	28	80
Concrete - single h.	3	8.6
<b>Total</b>	<b>35</b>	<b>100</b>



### Home Satisfaction

Table and Graphic 29a. Home Satisfaction (Total)

Home Satisfaction	Number of Persons	%
Yes	35	50
No	35	50
<b>Total</b>	<b>70</b>	<b>100</b>

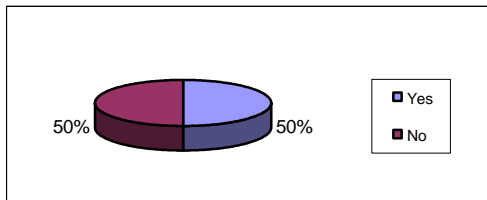


Table and Graphic 29b. Home Satisfaction (Listed Buildings)

Home Satisfaction	Number of Persons	%
Yes	16	45.7
No	19	54.3
<b>Total</b>	<b>35</b>	<b>100</b>

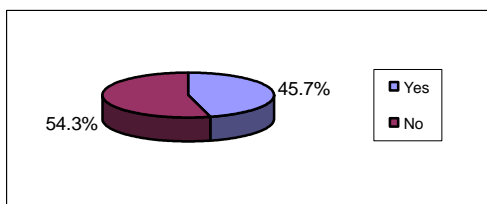
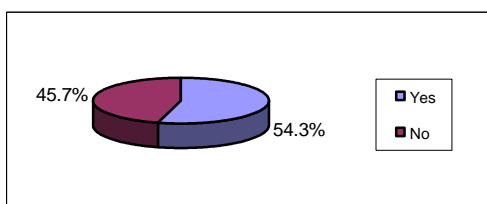


Table and Graphic 29c. Home Satisfaction (Non-listed Buildings)

Home Satisfaction	Number of Persons	%
Yes	19	54.3
No	16	46.7
<b>Total</b>	<b>35</b>	<b>100</b>



As a criterion of residence satisfaction, families were asked whether or not their home met their needs. 50% of respondents said that the house did not meet their needs.

54.3% of families in listed and 45.7% of families in non-listed buildings gave negative responses. This result shows that a significant portion of dwellers of both listed and non-listed buildings are not satisfied with their homes (Tables and Graphics 29a,29b,29c).

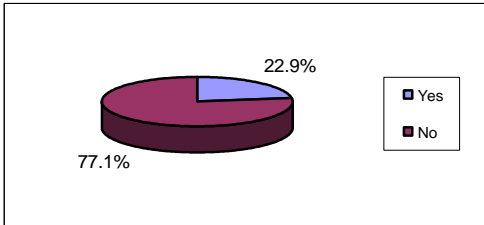


Figure 51. A Listed Masonry Building

**Desire for Home Improvement**

Table and Graphic 30a. Desire for Home Improvement (Total)

Desire for Home Improvement	Number of Persons	%
Yes	16	22.9
No	54	77.1
<b>Total</b>	<b>70</b>	<b>100</b>



A ratio of 77.1% of dwellers living in the region did not have a desire for house improvement; only 22.9% of the sample population gave an affirmative answer.

The same results were derived for residents of both listed and non-listed buildings. 80% of the listed buildings' and 74.3% of the non-listed buildings' residents gave the negative answers that they have no desire for house improvement. 90% of the residents giving a negative answer stated monetary reasons (Tables and Graphics 30a, 30b, 30c).

Table and Graphic 30.b. Desire for Home Improvement (Listed Buildings)

Desire for Home Improvement	Number of Persons	%
Yes	7	20
No	28	80
<b>Total</b>	<b>35</b>	<b>100</b>

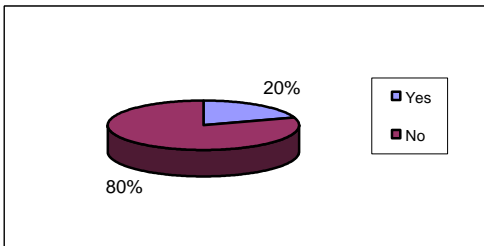


Table and Graphic 30c. Desire for Home Improvement (Non-listed Buildings)

Desire for Home Improvement	Number of Persons	%
Yes	9	25.7
No	26	74.3
<b>Total</b>	<b>35</b>	<b>100</b>

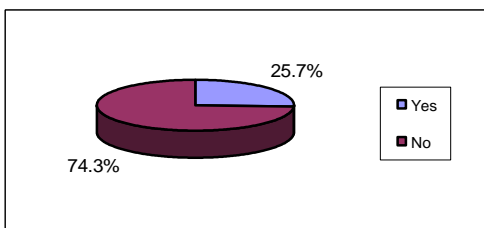
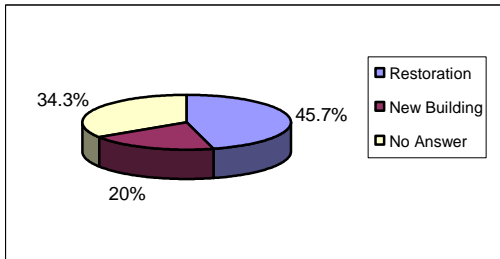


Figure 52. A Listed Masonry Structure in Yenikapı

**Intervention Preference, If Sufficient Funds Available**

Table and Graphic 31. Intervention Preference (Total)

Preference of Use	Number of Persons	%
Use after restoration	16	45.7
New building	7	20
No answer	12	34.3
<b>Total</b>	<b>35</b>	<b>100</b>



When dwellers of listed buildings were asked what they would prefer to do if sufficient funds could be obtained (a low credit, long-term loan from either the state or municipal government, increase in income level), 45.7% replied that they would like to use the current residence after restoration and 20.0% responded that they would like to demolish the current place and build a new concrete structure. Others stated that they had no responsibility as they were tenants (Table and Graphic 31).



Figure 53. A Timber Listed Building in Yenikapı



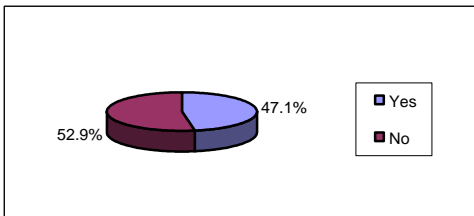
### Social Communication – Interaction Levels

The social communication level is an important indicator for the well being of socio-cultural sustainability as well as the physical environment. Other relatives living in Yenikapı, interactive relationships with neighbours, cordial relationships with neighbours, common places for neighbourhood gatherings, desire to participate in neighbourhood beautification efforts with neighbours and desire to take a role in neighbourhood beautification efforts with an organisation are the issues investigated in this sub-section.

#### Other Relatives Living in Yenikapı

Table and Graphic 32a. Other Relatives Living in Yenikapı (Total)

Have Relatives in Yenikapı	Number of Persons	%
Yes	33	47.1
No	37	52.9
<b>Total</b>	<b>70</b>	<b>100</b>



As a measure of social communication levels, respondents were asked if they had other relatives living in Yenikapı. 47.1% responded positively, while 52.9% said they had no relatives living in the district.

The percentage of families having other relatives in the district among listed buildings is 60; on the other hand, the percentage decreases to 34.3 among non-listed buildings (Tables and Graphics 32a, 32b, 32c).

Table and Graphic 32b. Other Relatives Living in Yenikapı (Listed Buildings)

Have Relatives in Yenikapı	Number of Persons	%
Yes	21	60
No	14	40
<b>Total</b>	<b>35</b>	<b>100</b>

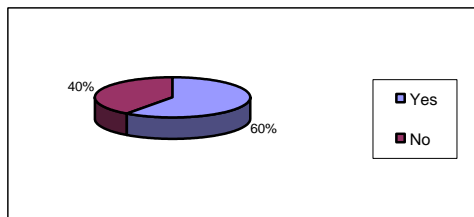
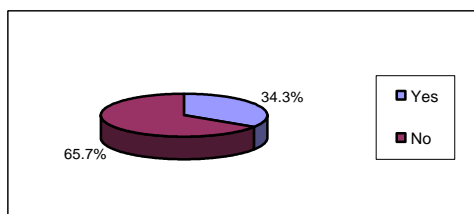


Table and Graphic 32c. Other Relatives Living in Yenikapı (Non-listed Buildings)

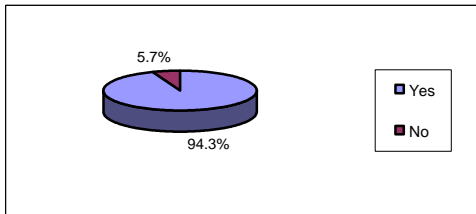
Have Relatives in Yenikapı	Number of Persons	%
Yes	12	34.3
No	23	65.7
<b>Total</b>	<b>35</b>	<b>100</b>



### Interactive Relationships with Neighbours

Table and Graphic 33a. Interactive Relationships with Neighbours (Total)

Interactive Relationship	Number of Persons	%
Yes	66	94.3
No	4	5.7
<b>Total</b>	<b>70</b>	<b>100</b>



The survey brought out that the residents of the district have very developed interactive relationships with their neighbours. Only 5.7% of the families said that they did not have relations with their neighbours. The reasons are the differences among the origins of residents and lifestyles. The ratio of interaction is higher in non-listed buildings with a portion of 97.1%, yet the portion is 91.4% in listed buildings (Tables and Graphics 33a, 33b, 33c).

Table and Graphic 33b. Interactive Relationships with Neighbours (Listed Buildings)

Interactive Relationship	Number of Persons	%
Yes	32	91.4
No	3	8.6
<b>Total</b>	<b>35</b>	<b>100</b>

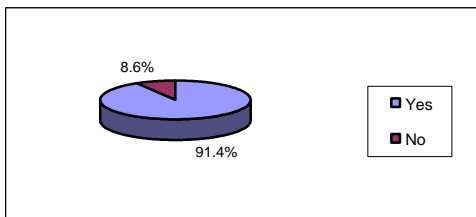
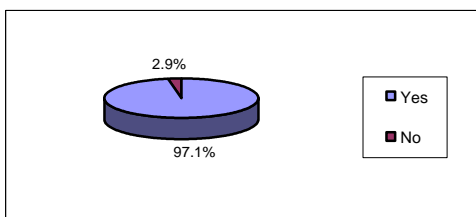


Table and Graphic 33c. Interactive Relationships with Neighbours (Non-listed Buildings)

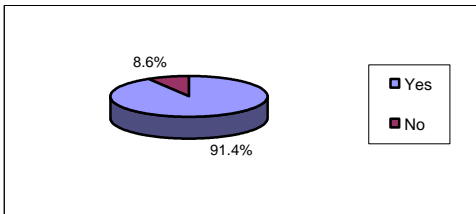
Interactive Relationship	Number of Persons	%
Yes	34	97.1
No	1	2.9
<b>Total</b>	<b>35</b>	<b>100</b>



### **Cordial Relationships with Neighbours**

Table and Graphic 34a. Cordial Relationships with Neighbours (Total)

<b>Cordial Relationship</b>	<b>Number of Persons</b>	<b>%</b>
Yes	64	91.4
No	6	8.6
<b>Total</b>	<b>70</b>	<b>100</b>



A percentage of 91.4 of the families living in the district avowed that they had cordial relationship with neighbours. The respondents reported that occasional conflicts between neighbours stemmed from the origins of residents. 14.3% of those reported conflict problems were living in listed buildings and only 2.9% of those in non-listed buildings (Tables and Graphics 34a, 34b, 34c).

Table and Graphic 34b. Cordial Relationships with Neighbours (Listed Buildings)

<b>Cordial Relationship</b>	<b>Number of Persons</b>	<b>%</b>
Yes	30	85.7
No	5	14.3
<b>Total</b>	<b>35</b>	<b>100</b>

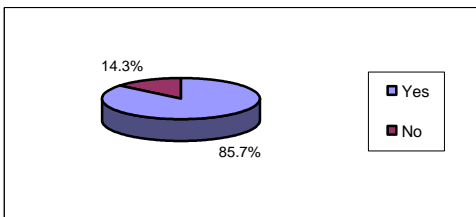
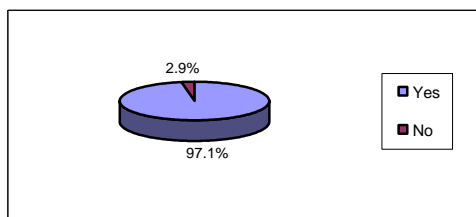


Figure 54. Life on the Streets of Yenikapı

Table and Graphic 34c. Cordial Relationships with Neighbours (Non-listed Buildings)

<b>Cordial Relationship</b>	<b>Number of Persons</b>	<b>%</b>
Yes	34	97.1
No	1	2.9
<b>Total</b>	<b>35</b>	<b>100</b>



### Common Places for Neighbourhood Gatherings

Table and Graphic 35a. Common Places for Neighbourhood Gatherings (Total)

Common Places	Number of Persons	%
Yes	38	54.3
No	32	45.7
<b>Total</b>	<b>70</b>	<b>100</b>

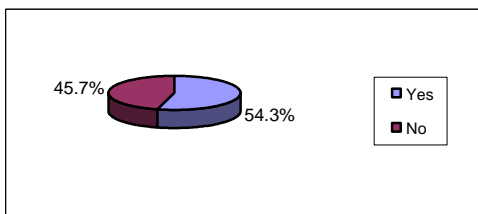


Table and Graphic 35b. Common Places for Neighbourhood Gatherings (Listed Buildings)

Common Places	Number of Persons	%
Yes	21	60
No	14	40
<b>Total</b>	<b>35</b>	<b>100</b>

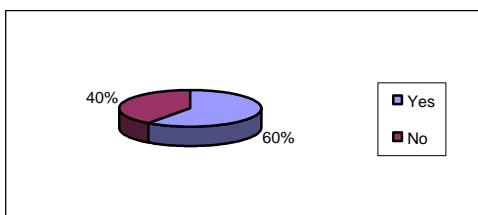
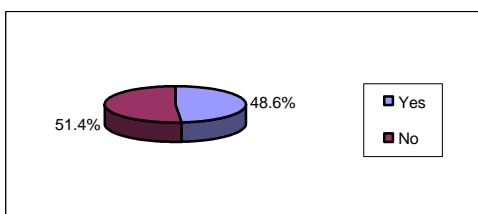


Table and Graphic 35c. Common Places for Neighbourhood Gatherings (Non-listed Buildings)

Common Places	Number of Persons	%
Yes	17	48.6
No	18	51.4
<b>Total</b>	<b>35</b>	<b>100</b>



After the survey, it was found that there was an insufficient number of indoor and outdoor settings in the district. As reported in the survey, the lack is due to varieties in workshops, remoteness of schools or health centres and Insufficiency of sports facilities. But the percentage of respondents who said that there were common places for neighbourhood gatherings is 54.3. This is because of the fact that people see their homes as common places for gathering.

60.0% of families living in listed buildings and 48% in non-listing buildings said that in respect to the question of the existence of sufficient common places. This result shows that families living in listed buildings have closer neighbourhood relations (Tables and Graphics 35a, 35b, 35c).

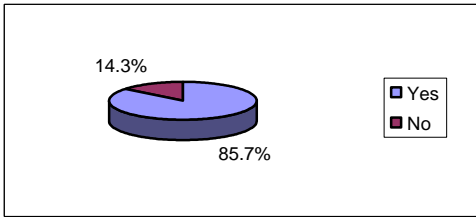


Figure 55. Common Places for Gatherings

**Desire to Participate in Neighbourhood Beautification Efforts with Neighbours**

Table and Graphic 36a. Desire to Participate in Neighbourhood Beautification Efforts with Neighbours (Total)

Desire to Participate	Number of Persons	%
Yes	60	85.7
No	10	14.3
<b>Total</b>	<b>70</b>	<b>100</b>



When the desire to participate in neighbourhood beautification efforts with neighbours was asked about, 85.7% of the families responded positively. There was no difference of ratios considering the listed building situation (Tables and Graphics 36a, 36b, 36c).

Table and Graphic 36b. Desire to Participate in Neighbourhood Beautification Efforts with Neighbours (Listed Buildings)

Desire to Participate	Number of Persons	%
Yes	30	85.7
No	5	14.3
<b>Total</b>	<b>35</b>	<b>100</b>

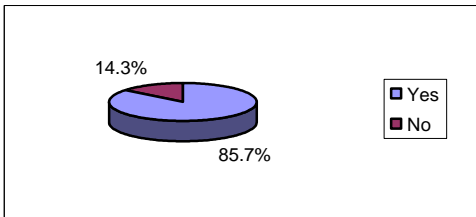
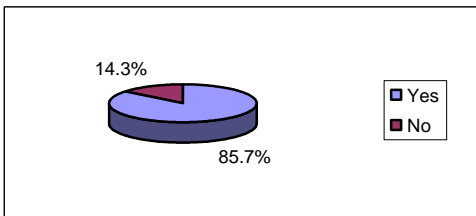


Table and Graphic 36c. Desire to Participate in Neighbourhood Beautification Efforts with Neighbours (Non-listed Buildings)

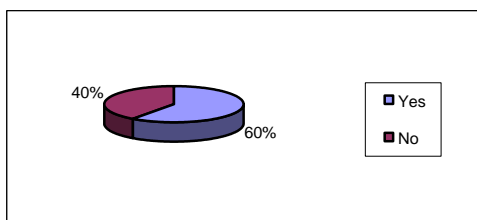
Desire to Participate	Number of Persons	%
Yes	30	85.7
No	5	14.3
<b>Total</b>	<b>35</b>	<b>100</b>



### **Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation**

Table and Graphic 37a. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Total)

Willingness to Take a Role	Number of Persons	%
Yes	42	60
No	28	40
<b>Total</b>	<b>70</b>	<b>100</b>



60% of the families gave an affirmative response to the question of desire to take a role in neighbourhood beautification efforts with an organisation. Willingness of participation in such an organisation is much higher among those living in non-listed buildings with a ratio of 68.6%. The percentage of respondents who want to take part is 51.4 among those living in listed ones. The decrease in willingness is due to lack of interest and trust in such organisations and time constraints (Tables and Graphics 37a, 37b, 37c).

Table and Graphic 37b. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Listed Buildings)

Willingness to Take a Role	Number of Persons	%
Yes	18	51.4
No	17	48.6
<b>Total</b>	<b>35</b>	<b>100</b>

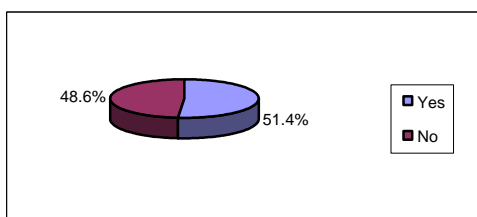
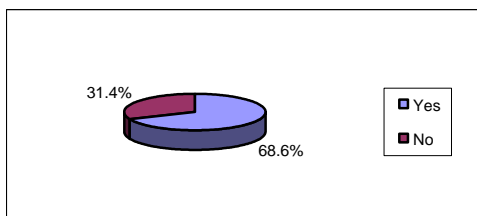


Table and Graphic 37c. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Non-listed Buildings)

Willingness to Take a Role	Number of Persons	%
Yes	24	68.6
No	11	31.4
<b>Total</b>	<b>35</b>	<b>100</b>



### Satisfaction with Municipal Services

Table and Graphic 38a. Satisfaction with Municipal Services (Total)

Satisfaction with Municipal Services	Number of Persons	%
Yes	49	70
No	21	30
<b>Total</b>	<b>70</b>	<b>100</b>

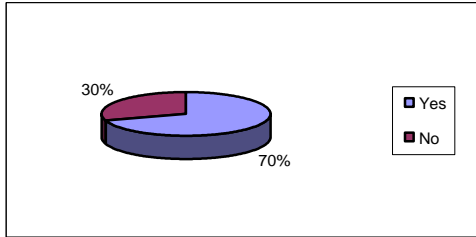


Table and Graphic 38b. Satisfaction with Municipal Services (Listed Buildings)

Satisfaction with Municipal Services	Number of Persons	%
Yes	24	68.6
No	11	31.4
<b>Total</b>	<b>35</b>	<b>100</b>

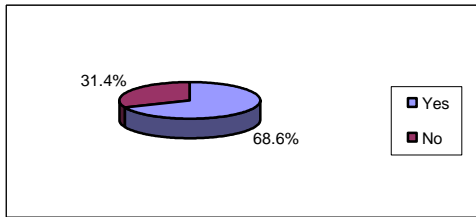
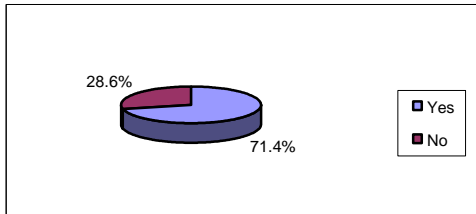


Table and Graphic 38c. Satisfaction with Municipal Services (Non-listed Buildings)

Satisfaction with Municipal Services	Number of Persons	%
Yes	25	71.4
No	10	28.6
<b>Total</b>	<b>35</b>	<b>100</b>



70% of families living in the district are satisfied with the municipal services. Families living in non-listed buildings were slightly more satisfied with a percentage of 71.4. The value is 68.6% among families living in listed buildings. As reported in the survey, the lack is due to varieties in workshops, remoteness of schools or health centres. Insufficiency of sports facilities was also reported by the children living in Yenikapı. To consider the municipality daily services, the satisfaction changes street to street, but not among listed or non-listed buildings. 90% of the families reported that the only service they got from the municipality was street cleaning (Tables and Graphics 38a, 38b, 38c).

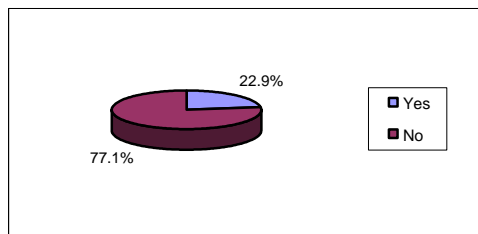
### User Opinions about Urban Conservation

Users' opinions on urban conservation were investigated with the awareness of the meaning of conservation area, the perception of urban conservation, the knowledge about conservation development plans, the opinions of users' of listed buildings on conservation action for their buildings, and users' perception regarding the replacement of the listed residence with a modern and multi-storey structure.

#### Understanding the Meaning of Conservation Area

Table and Graphic 39a. Understanding the Meaning of Conservation Area (Total)

Meaning of Conservation Area	Number of Persons	%
Yes	16	22.9
No	54	77.1
<b>Total</b>	<b>70</b>	<b>100</b>



It was determined that only 23% of the residents have a true understanding of the meaning of a conservation area. There is no significant difference between listed and non-listed buildings in that sense, but a little bit higher proportion in non-listed buildings with a percentage of 25.7 when it comes to the point of the fact of Yenikapı as an urban site, none of the respondents had that information. Also they did not understand the reason to keep such a mass fabric (Tables and Graphics 39a, 39b, 39c).

Table and Graphic 39b. Understanding the Meaning of Conservation Area (Listed Buildings)

Meaning of Conservation Area	Number of Persons	%
Yes	7	20
No	28	80
<b>Total</b>	<b>35</b>	<b>100</b>

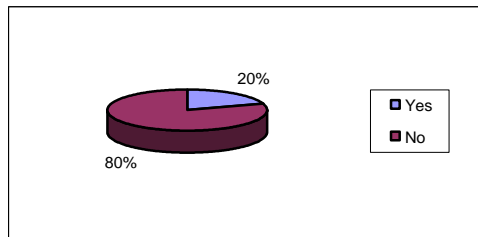
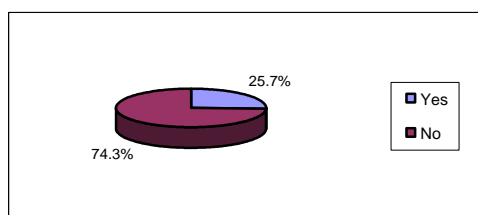


Table and Graphic 39c. Understanding the Meaning of Conservation Area (Non-listed Buildings)

Meaning of Conservation Area	Number of Persons	%
Yes	9	25.7
No	26	74.3
<b>Total</b>	<b>35</b>	<b>100</b>

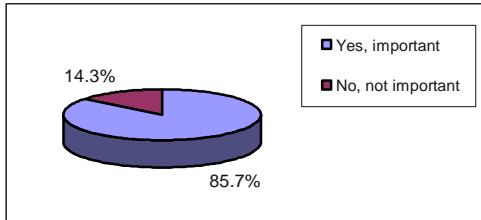




**User Perception of Urban Conservation**

Table and Graphic 40a. User Perception of Urban Conservation (Total)

Perception of Urban Conservation	Number of Person	%
Yes, important	60	85.7
No, not important	10	14.3
<b>Total</b>	<b>70</b>	<b>100</b>



When asked if the preservation of the area was important or not, 85.7% of the respondents stated that it was important. There is a negligible difference between the ratios of families admitting the importance among listed and non-listed buildings. 82.9% of residents living in listed buildings and 88.6% in non-listed buildings gave positive answers. The reason for those high percentages is mostly the wrong understanding of urban conservation. They truly, at a percentage of 90, want to keep the possession of their buildings and the continuity of close neighbourhood relations (Tables and Graphics 40a, 40b, 40c).

Table and Graphic 40.b. User Perception of Urban Conservation (Listed Buildings)

Perception of Urban Conservation	Number of Persons	%
Yes, important	29	82.9
No, not important	6	17.1
<b>Total</b>	<b>35</b>	<b>100</b>

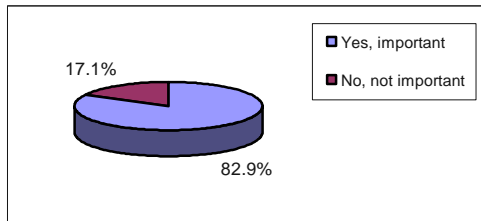
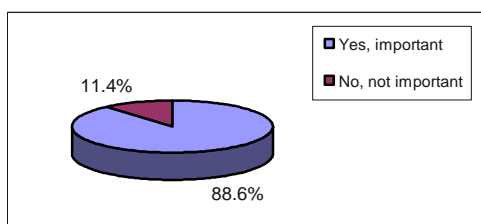


Table and Graphic 40c. User Perception of Urban Conservation (Non-listed Buildings)

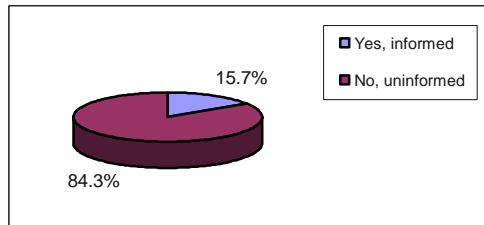
Perception of Urban Conservation	Number of Persons	%
Yes, important	31	88.6
No, not important	4	11.4
<b>Total</b>	<b>35</b>	<b>100</b>



**Information about Conservation Development Plans**

Table and Graphic 41a. Information about Conservation Development Plans (Total)

Information about Conservation Plans	Number of Persons	%
Yes, informed	11	15.7
No, uninformed	59	84.3
<b>Total</b>	<b>70</b>	<b>100</b>



For the question of whether or not the residents are informed about the conservation development plan, it was determined that the majority had no information on that subject by a ratio of 84.3%. While 77.1% of the respondents have no information among those living in non-listed buildings, the ratio rises to 91.4% among families living in listed buildings (Tables and Graphics 41a, 41b, 41c)

Table and Graphic 41b. Information about Conservation Development Plans (Listed Buildings)

Information about Conservation Plans	Number of Persons	%
Yes, informed	3	8.6
No, uninformed	32	91.4
<b>Total</b>	<b>35</b>	<b>100</b>

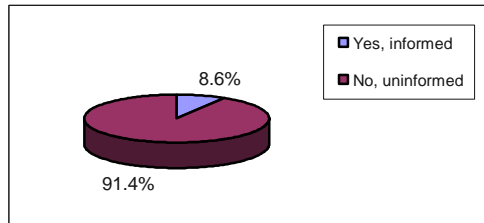
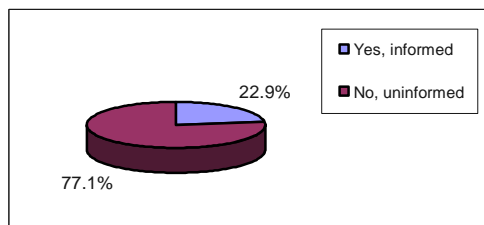


Table and Graphic 41c. Information about Conservation Development Plans (Non-listed Buildings)

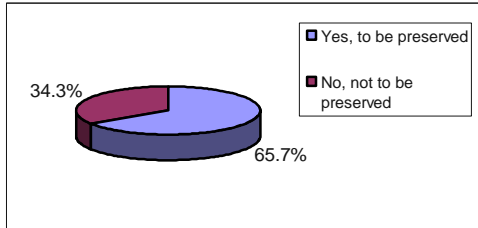
Information about Conservation Plans	Number of Persons	%
Yes, informed	8	22.9
No, uninformed	27	77.1
<b>Total</b>	<b>35</b>	<b>100</b>



**User Opinion Regarding the Conservation of Listed Property**

Table and Graphic 42. User Opinion Regarding the Conservation of Listed Property (Total)

User Opinion Regarding the Conservation of Listed Property	Number of Persons	%
Yes, to be preserved	23	65.7
No, not to be preserved	12	34.3
<b>Total</b>	<b>35</b>	<b>100</b>



65.7% of the users of listed buildings agreed that their dwellings ought to be preserved, while the remaining 34.2% felt the opposite. According to the people living in the site, the church is the most significant structure to be preserved. People of Yenikapı are incapable of giving another example in the sense of preservation, the reason is perhaps the lack of understanding of conservation (Table and Graphic 42).

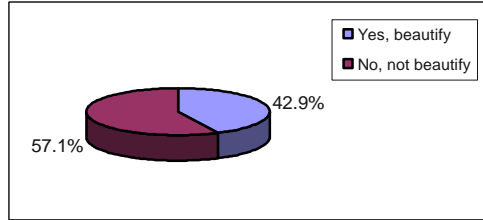


Figure 56. A Traditional Building in Yenikapı

**User Perception Regarding the Replacement of the Listed Building with a Modern and Multi-Storey Building**

Table and Graphic 43a. User Perception Regarding the Replacement of Modern and Multi-Storey Building (Total)

Multi-Storey Building Would Beautify the District	Number of Persons	%
Yes, beautify	30	42.9
No, not beautify	40	57.1
<b>Total</b>	<b>70</b>	<b>100</b>



When it comes to the question of replacement of the historic and listed buildings in the district by modern and multi-storey structures, 42.9% of respondents agreed for the beautification by modern structures. The ratio is 45.7% among the families living in listed buildings and 40% in non-listed buildings (Tables and Graphics 43a, 43b, 43c).

Table and Graphic 43b. User Perception Regarding the Replacement of Modern and Multi-Storey Building (Listed Buildings)

Multi-Storey Building Would Beautify the District	Number of Persons	%
Yes, beautify	16	45.7
No, not beautify	19	54.3
<b>Total</b>	<b>35</b>	<b>100</b>

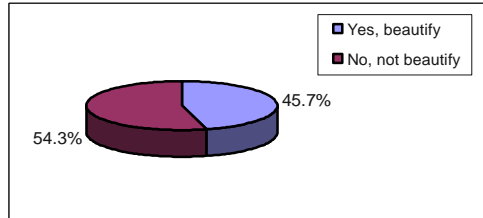
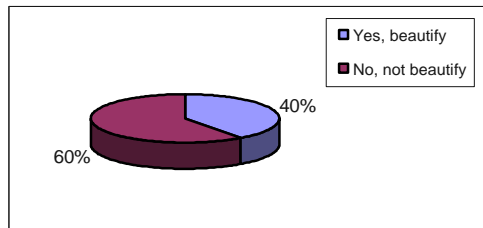


Table and Graphic 43c. User Perception Regarding the Replacement of Modern and Multi-Storey Building (Non-listed Buildings)

Multi-Storey Building Would Beautify the District	Number of Persons	%
Yes, beautify	14	40
No, not beautify	21	60
<b>Total</b>	<b>35</b>	<b>100</b>



## **CHAPTER IV**

### **EVALUATION OF THE SURVEY AND PLANNING DECISIONS**

Yenikapı Yalı Mahallesi is a typical historic urban quarter of the Historic Peninsula with its masonry and timber civil architecture, worthy of conservation from historic, aesthetic and architectural perspectives. The conservation of this urban pattern for future generations is not only a national but also a global responsibility.

The boundary for the conservation study covers the historic core of the Yalı neighbourhood. In the evaluation process of the project, all the data gathered from the area were reviewed according to the goal and objectives identified and appropriate and contemporary planning decisions in three dimensions of economic, socio-cultural and physical conditions were developed.

The conclusions drawn from the research were described in both written and graphic forms. In addition, detailed digital maps and photographic determination of important points within the planning boundary were handled.

Decisions were developed in accordance with the urban and architectural character of the area to direct future construction steps and functions of structures.

This is an urban conservation project that preserves and evaluates the functionality in accordance with the whole urban fabric while not destroying the essence of the character, but using new socio-economic regeneration and inheritance revitalization approaches.

### **EVALUATION OF THE SURVEY**

Established as a port settlement in Byzantine times, Yenikapı was restructured as an extension of Langa and Aksaray after the Ottoman period. This extension functions today as a manufacturing district and eased the development of the entertainment business. Till the 1960s, it succeeded in preserving its unique architectural characteristics, and housed Istanbul's important nightclubs of high-level society. In the 1960s, after the construction of Kennedy Street along the seashore, it changed both physically and socially.

The increase in activities that were non-residential caused Yenikapı's own residents from the middle class to leave the settlement. The empty places, generally listed buildings, were filled by immigrants of low income coming from the economically undeveloped regions of Turkey, especially from the Southeast and East Anatolia Regions. The new families of low income groups in Yenikapı, mostly working in the service sector and in marginal jobs, generally settle in the area for a temporary period, as a step in between better conditions which will be provided by higher incomes. This temporary approach causes a lack of care of the buildings or surroundings. Moreover, the low-income level of residents hardens the preservation of the historic urban character of the area. When high maintenance costs are

added on to the population who are mainly tenants, the listed buildings are left to become dilapidated.

Yenikapı is a closed settlement surrounded on three sides by facilities with no relation to the district. The Yenikapı Historic District can be examined in five basic zones: housing areas, commercial activities, manufactural activities, services and green areas (Map 5.1).

There have been massive economic regeneration attempts in Yenikapı in the last few years. The development of manufactural activities, car repair facilities on Namık Kemal Boulevard, commercial facilities, entertainment business on Kennedy Street creates job opportunities for residents, but does not affect the economical development of the district.

Restaurants and nightclubs lie to the south, manufactural activities to the west and the railway to the south, allowing for no development of breathing spaces for the residents.

The major usage on ground or upper floors is housing, with the percentages of 47.9 and 75.9 respectively.

Unoccupied shops and warehouses share the secondary sections. The high density of harmful facilities (manufacturing, warehouses, car repair activities..) damage the residential character of the historic district and the traditional physical character of Yenikapı and result in the demolishing of listed buildings.

The majority of the structures in the planning area are made of masonry or concrete. Almost all of the non-listed buildings (94.6%), which are generally concrete buildings built after the listed property has been pulled down, are in disharmony with the surroundings. There is one monumental building in the planning area, the Church of Surp Tartios Partihimnios. The church is still in use and surrounded by newly built disharmonious structures that hide its monumental character.

The empty lot percentage is quite low in the core and the existing ones, which are non-listed, are used as parking spaces. Yenikapı is fortunate by the fact that green areas surrounding the settlement create breathing spaces for residents. There are two open space alternatives in the planning area, implemented by the municipality. One is the Yenikapı Park in the core and the other is a tea garden on Mustafa Kemal Boulevard.

There is an insufficient number of indoor and outdoor settings in the district. The lack is due to varieties in workshops, remoteness of schools or health centres and insufficiency of sports facilities.

Yenikapı is on the intersection of main transportation modes of Istanbul and is still one of the most important nodes of sea transportation. As an intersecting point of the proposed tunnel project connecting the Anatolian and European sides of Istanbul and the metro project a significant impact will be brought onto the area in the future.

## **PLANNING DECISIONS RELATED TO 1/1000 SCALE URBAN CONSERVATION DEVELOPMENT PLAN**

The Yenikapı Conservation Study is comprised of comprehensive conservation approaches within the planning strategies to provide the revitalisation of the district with respect to traditional urban character. Focusing on the data gathered from the evaluation of both physical and social environments, the planning decisions are grouped under five basic dimensions:

- Decisions Related to Urban Fabric and Transportation
- Decisions Related to Land Use and Building Functions
- Decisions Related to Conservation of Listed Property
- Decisions Related to Non-listed Buildings
- Decisions Related to Socio-cultural Development

### **Decisions Related to Urban Fabric and Transportation**

The prevention of the historic urban pattern and infrastructure from being ruined and the elimination of insufficiencies are determined in this stage.

Main traffic, pedestrian and service regulations on the road pattern were provided to achieve harmony with existing and proposed functions as much as the possibilities of traditional urban fabric and the directions of upper-level plans. Efforts were undertaken in the planning area to ensure that main vehicular arteries, pedestrian and service roads provided are in accordance with the scale provided within the traditional urban fabric.

- A new transportation network for both vehicular traffic and pedestrian movement is created in the plan to provide efficient distribution of services. Namık Kemal and Kennedy Avenues are proposed to function as entrance corridors to the area.
- Kahraman Street (serving as a retail market) is the most important artery in the area.
- An underpass is proposed on Mustafa Kemal Boulevard to provide safe crossing for residents.
- The open spaces function as pedestrianized distribution nodes for public access.
- The plan proposes vehicle parking lots at required and convenient locations.
- Recreational areas are proposed within the pedestrian network system. Open spaces, through the main arteries, such as Mustafa Kemal and Kennedy Avenues, are arranged as parking. The existing parking areas are redesigned in order to offer effective use.

### **Decisions Related to Land Use and Building Functions**

Planning efforts are directed towards the reorganisation of the role of Yenikapı to be in accordance with the traditional urban fabric of the area and to serve in its hinterland.

- The creation of new economic functioning is proposed to replace the disharmonious functions, especially in the manufactural and marginal sectors to provide new job opportunities reflecting the potential through the area and to give opportunities to increase the income level of the inhabitants.

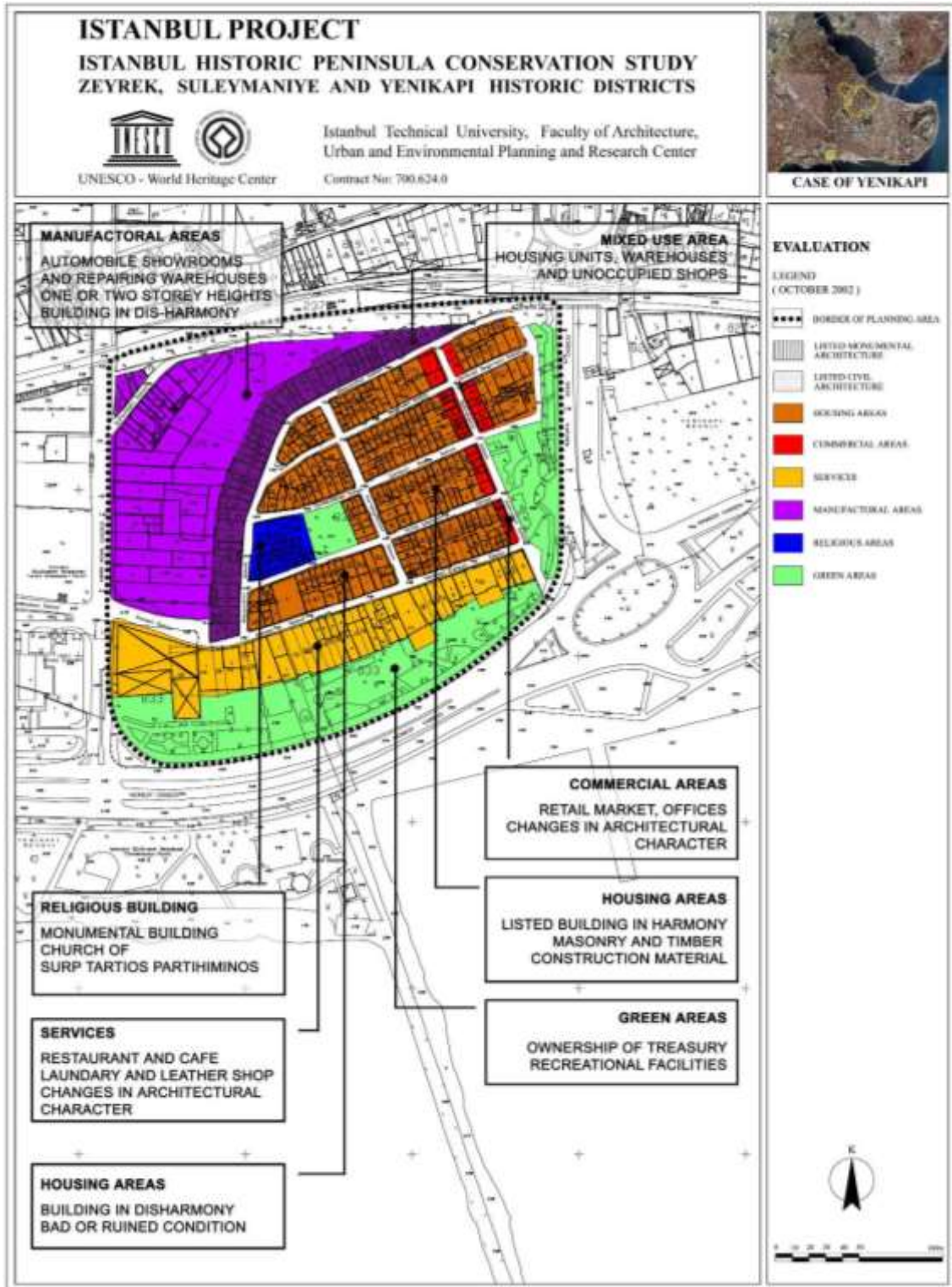


Figure 57. General Evaluation of the Survey Studies



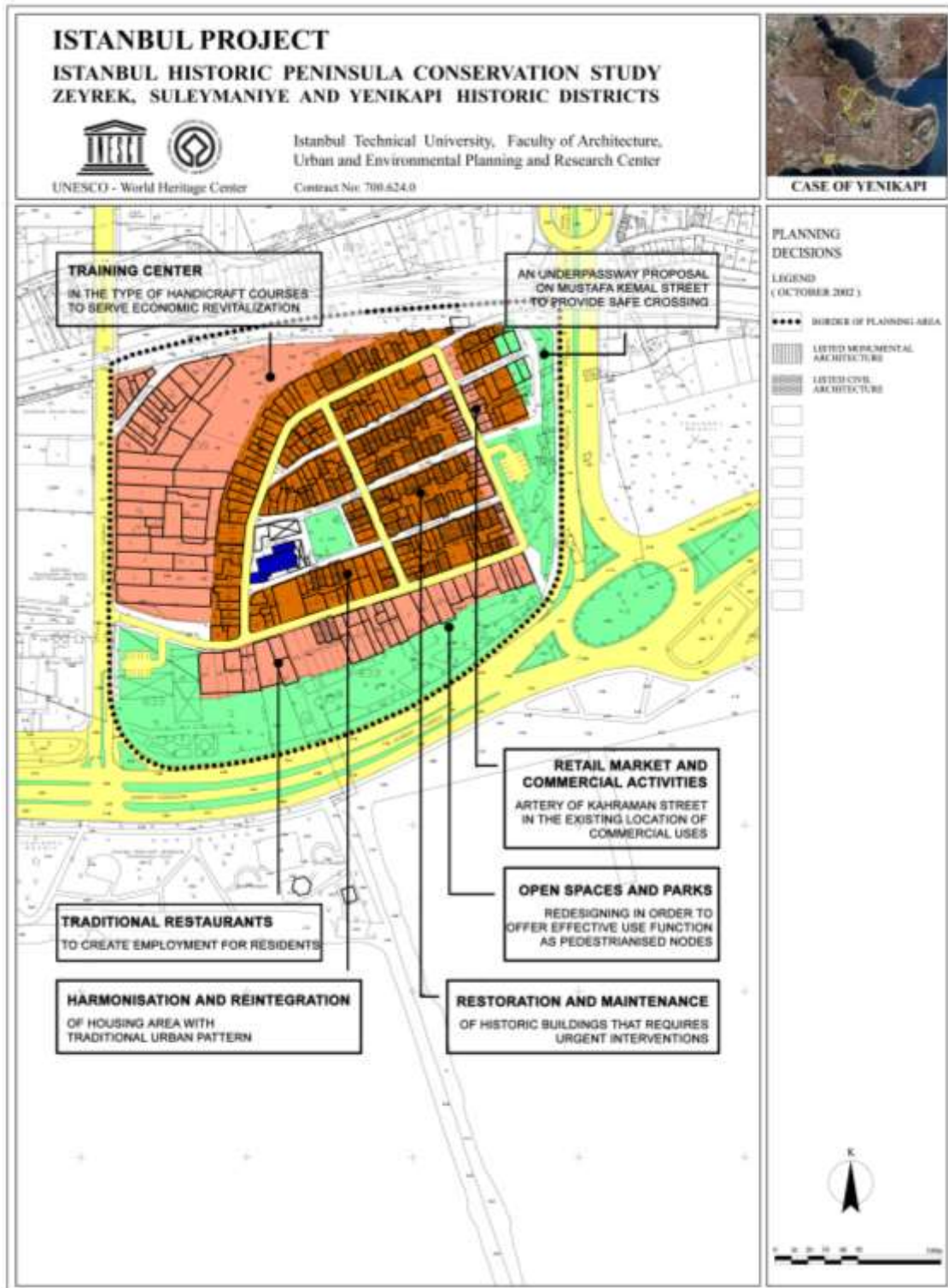


Figure 58. Introduction to Planning Decisions

Table 45a. Example of the Evaluation List

<b>8</b>	<b>Block No</b>	<b>828</b>	
	<b>Lot No</b>	<b>15</b>	
	<b>Building No</b>	<b>8</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Timber	
	Storey height	2	
	Use	Residential	Residential
	Ownership	Private partners	
	Building condition	Bad condition	
	Harmony	Harmonious	
Listing status	Listed		
Action type		Consolidation	
<b>11</b>	<b>Block No</b>	<b>828</b>	
	<b>Lot No</b>	<b>17</b>	
	<b>Building No</b>	<b>11</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Concrete	
	Storey height	2	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Average condition	
	Harmony	Inharmonious	
Listing status	Listed		
Action type		Liberation	
<b>7</b>	<b>Block No</b>	<b>829</b>	
	<b>Lot No</b>	<b>9</b>	
	<b>Building No</b>	<b>7</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Masonry	
	Storey height	2	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Good condition	
	Harmony	Harmonious	
Listing status	Not listed	Proposed listed	
Action type		Liberation	
<b>10</b>	<b>Block No</b>	<b>829</b>	
	<b>Lot No</b>	<b>12</b>	
	<b>Building No</b>	<b>10</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Concrete	
	Storey height	3	2
	Use	Residential	Residential
	Ownership	Private partners	
	Building condition	Very good condition	
	Harmony	Inharmonious	
Listing status	Not listed		
Action type		New construction	



Table 45b. Example of the Evaluation List

<b>11</b>	<b>Block No</b>	<b>829</b>	
	<b>Lot No</b>	<b>14</b>	
	<b>Building No</b>	<b>11</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Timber	
	Storey height	2	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Very good condition	
	Harmony	Harmonious	
Listing status	Listed		
Action type		Liberation	
<b>10</b>	<b>Block No</b>	<b>830</b>	
	<b>Lot No</b>	<b>30</b>	
	<b>Building No</b>	<b>10</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Timber	
	Storey height	2	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Average condition	
	Harmony	Harmonious	
Listing status	Listed		
Action type		Liberation	
<b>15</b>	<b>Block No</b>	<b>830</b>	
	<b>Lot No</b>	<b>24</b>	
	<b>Building No</b>	<b>16</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Masonry	
	Storey height	3	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Very good condition	
	Harmony	Harmonious	
Listing status	Listed		
Action type		Maintenance	
<b>17</b>	<b>Block No</b>	<b>830</b>	
	<b>Lot No</b>	<b>23</b>	
	<b>Building No</b>	<b>17</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Masonry	
	Storey height	3	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Average condition	
	Harmony	Inharmonious	
Listing status	Listed		
Action type		Reintegration	







Table 45c. Example of the Evaluation List

<b>19</b>	<b>Block No</b>	<b>830</b>	
	<b>Lot No</b>	<b>21</b>	
	<b>Building No</b>	<b>19</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Masonry	
	Storey height	3	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Good condition	
	Harmony	Harmonious	
Listing status	Listed		
Action type		Liberation	
<b>21</b>	<b>Block No</b>	<b>830</b>	
	<b>Lot No</b>	<b>18-19</b>	
	<b>Building No</b>	<b>21</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Concrete	
	Storey height	3	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Very good condition	
	Harmony	Inharmonious	
Listing status	Listed		
Action type		Reconstruction	
<b>24</b>	<b>Block No</b>	<b>830</b>	
	<b>Lot No</b>	<b>15</b>	
	<b>Building No</b>	<b>24</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Masonry	
	Storey height	2	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Average condition	
	Harmony	Inharmonious	
Listing status	Not listed		
Action type		Facade renovation	
<b>25</b>	<b>Block No</b>	<b>830</b>	
	<b>Lot No</b>	<b>14</b>	
	<b>Building No</b>	<b>25</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction mtrl.	Timber	
	Storey height	2	
	Use	Residential	Residential
	Ownership	Private individual	
	Building condition	Bad condition	
	Harmony	Harmonious	
Listing status	Listed		
Action type		Liberation	



Table 45d. Example of the Evaluation List

27	<b>Block No</b>	830		
	<b>Lot No</b>	12		
	<b>Building No</b>	27		
		<b>Existing Situation</b>	<b>Proposal</b>	
	Construction mtrl.	Timber+Masonry		
	Storey height	3		
	Use	Residential	Residential	
	Ownership	Private partners		
	Building condition	Bad condition		
	Harmony	Harmonious		
Listing status	Listed			
Action type		Liberation		
4	<b>Block No</b>	831		
	<b>Lot No</b>	5		
	<b>Building No</b>	4		
		<b>Existing Situation</b>	<b>Proposal</b>	
	Construction mtrl.	Timber+Masonry		
	Storey height	3		
	Use	Unoccupied house	Residential	
	Ownership	Private individual		
	Building condition	Ruin		
	Harmony	Harmonious		
Listing status	Listed			
Action type		Consolidation		
5	<b>Block No</b>	831		
	<b>Lot No</b>	6;7		
	<b>Building No</b>	5		
		<b>Existing Situation</b>	<b>Proposal</b>	
	Construction mtrl.	Masonry		
	Storey height	3	2	
	Use	Residential	Residential	
	Ownership	Private partners		
	Building condition	Good condition		
	Harmony	Harmonious		
Listing status	Listed			
Action type		Liberation		
7	<b>Block No</b>	831		
	<b>Lot No</b>	10		
	<b>Building No</b>	7		
		<b>Existing Situation</b>	<b>Proposal</b>	
	Construction mtrl.	Timber		
	Storey height	3		
	Use	Residential	Residential	
	Ownership	Private individual		
	Building condition	Good condition		
	Harmony	Harmonious		
Listing status	Listed			
Action type		Liberation		

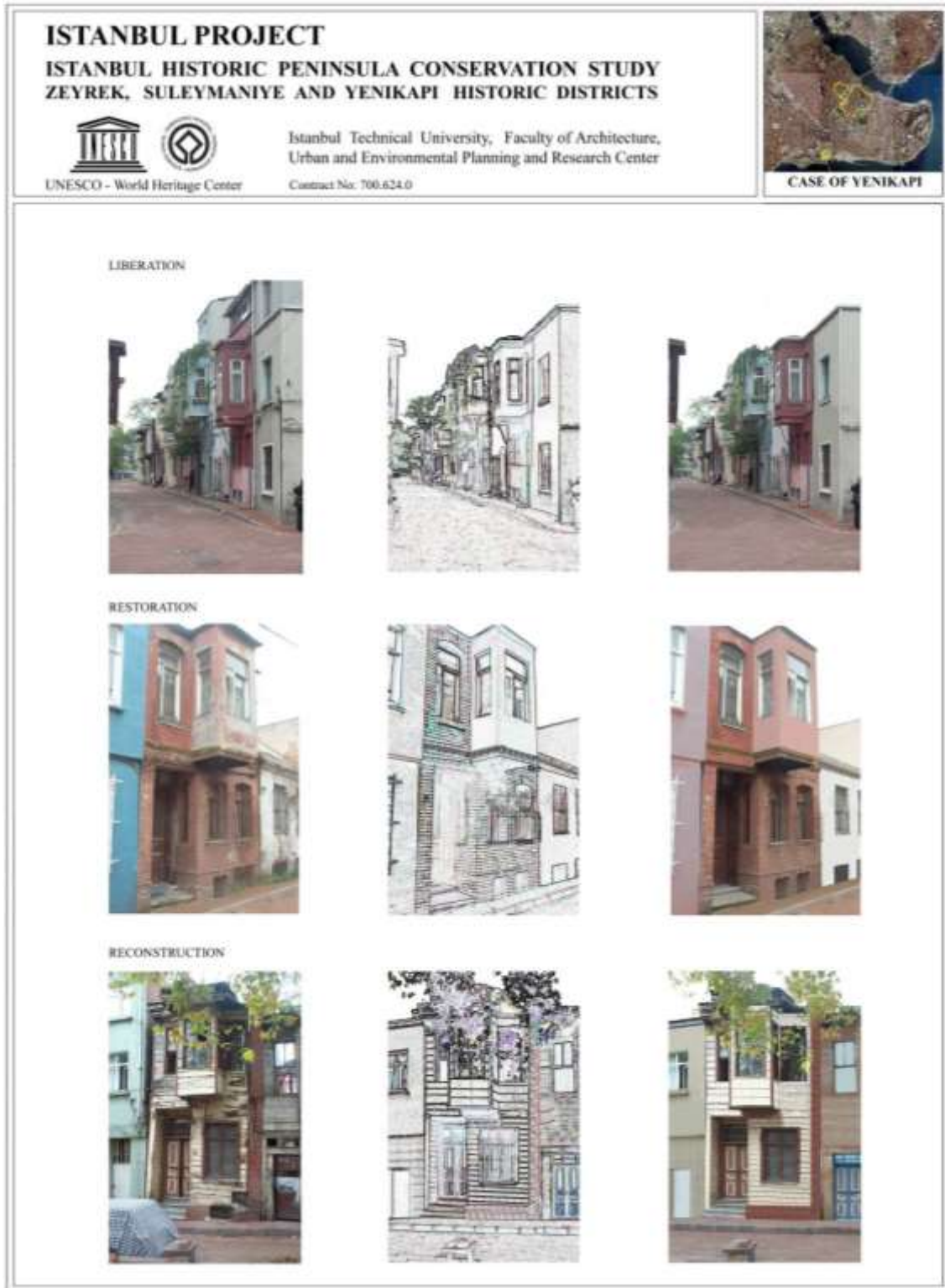


Figure 59. Proposal for Listed Buildings

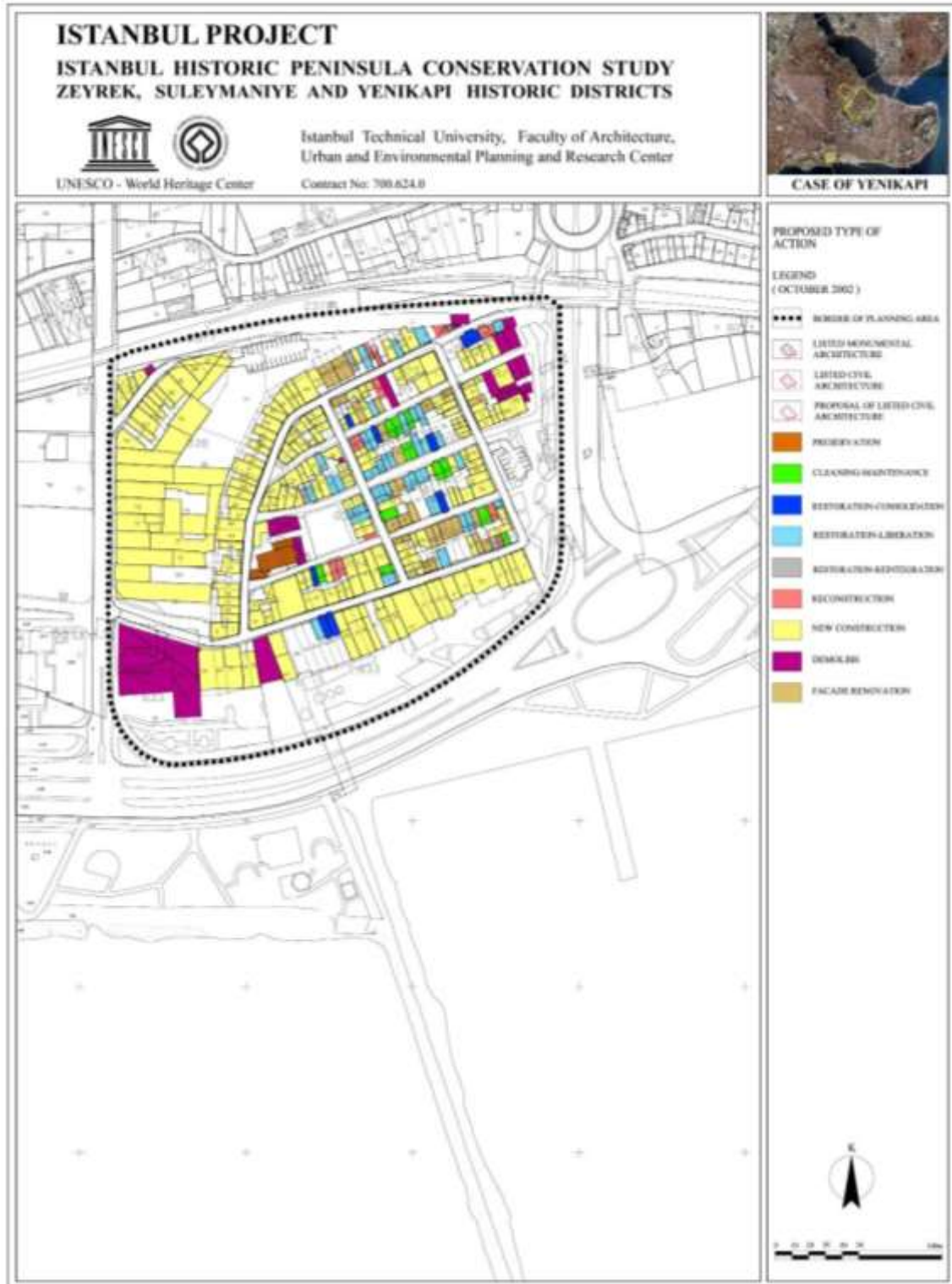


Figure 60. Proposed Types of Actions for Existing Buildings

- The new functioning is identified under two approaches: the regeneration of existing functions and the organisation of new activities.

The regeneration of existing facilities:

- Transformation of housing into touristic cafés on Çorbacıbaşı Street, which will be the main pedestrian street.
- Transformation of ground floor activities on Alboyacılar Street and Kumsal Street into housing.
- Transformation of activities that damage the traditional physical character of Yenikapı on Namık Kemal Street and Kennedy Street.

The organisation of new facilities:

- Handicraft courses/workshops/shops on Namık Kemal Street, giving female residents the opportunity for work.
- Traditional restaurants on Kennedy Street, creating employment for residents.
- Touristic cafés on Çorbacıbaşı Street where handicrafts can be exhibited and sold.

### **Decisions Related to Conservation of Listed Property**

The interventions are gathered under two main headings: any intervention made is to be functional in nature and conform to the structural characteristics of the building. All listed buildings within the planning area were evaluated individually. For the problem of prevention of decay of listed buildings, the plan suggests different types of interventions:

- Buildings that are preserved as they are: preservation
- Buildings that are cleaned: cleaning
- Buildings that are repaired slightly, with maintenance performed: maintenance
- Facades are changed: facade renovation
- Buildings that revive the original concept or legibility: restoration
- Buildings that are made structurally sounder: consolidation
- Later additions are removed: liberation
- Lost original parts of building are restored: reintegration
- Buildings are rebuilt to their original state: reconstruction
- Proposing new construction in harmony with the environs: new building.

The primary determinant of all these interventions is to protect the basic character of the district and provide continuity both physically and economically.

- It is proposed to enhance restoration and maintenance of historic buildings that require urgent intervention to protect the physical character of the structures from decaying. Housing areas on Yenikapı Değirmeni Street, Çorbacıbaşı Street and Yenikapı Kumsal Street are proposed to be restored and reconstructed.
- To strengthen the monumental characteristic of the Church of Surp Tartios Partihiminos is another proposal in the study. The housing areas surrounding the Church are proposed to be demolished or in a way harmonised and reintegrated with the traditional urban fabric.



### **Decisions Related to Non-Listed Buildings**

A total of 324 structures, listed and non-listed, were investigated within the planning area. Each section has been evaluated as a whole and decisions were derived in considering the unique functions and construction types of that section.

It is recommended that building heights on lots next to listed buildings not exceed the eave heights of the listed buildings.

### **Decisions Related to Socio-Cultural Development**

To enhance the understanding of the importance of conservation for protection of the cultural heritage by providing development in the social structure is the main object in this stage.

- Training centres in the type of handicraft courses and a vision centre by using listed civil architecture are proposed to raise public awareness and make inhabitants learn the importance of conservation and its process by providing an education milieu.
- Implementation cannot be done unless there is public support. Yenikapı Conservation Study brings an approach of emphasizing the conservation process with full participation of inhabitants by means of constructing a community centre.

## **PLANNING DECISIONS RELATED TO 1/1000 SCALE URBAN DESIGN PROJECT**

In the study area, the 1/1000 scale urban design project has been applied. The urban historic quarter has proposals for both land and building levels. Within this step of the study, proposals for listed structures, land and building uses, transportation systems and open urban spaces are mainly discussed and figured out in a design scheme. These principles may be defined as below:

- As the unique listed monumental architecture example, the Church of Surp Tartios Partihiminos is focused on in the urban fabric of its surroundings. This religious building is proposed for preservation action.
- Civil architecture examples are properly restored not only in their structural form but also with their traditional use of residential units. New buildings are considered with the harmony within the historic townscape of the Yenikapı Urban Historic Site.
- With the urban historic character of Yenikapı, to consider the cultural facilities a nursery school, mother and childcare and community centres are proposed in new construction buildings.
- Open spaces are developed within the connection of pedestrian roads and the nearby Church of Surp Tartios Partihiminos and connection roads of Yenikapı. Within these open public spaces, arrangements are made to serve pedestrian circulation in safe.
- Serving the urban quarter, there is a layout of vehicular transportation and parking lots. Vehicular circulation system surrounds the residential neighbourhood of the Yenikapı Urban Historic Site.



Figure 61. Proposal for Transportation Pattern

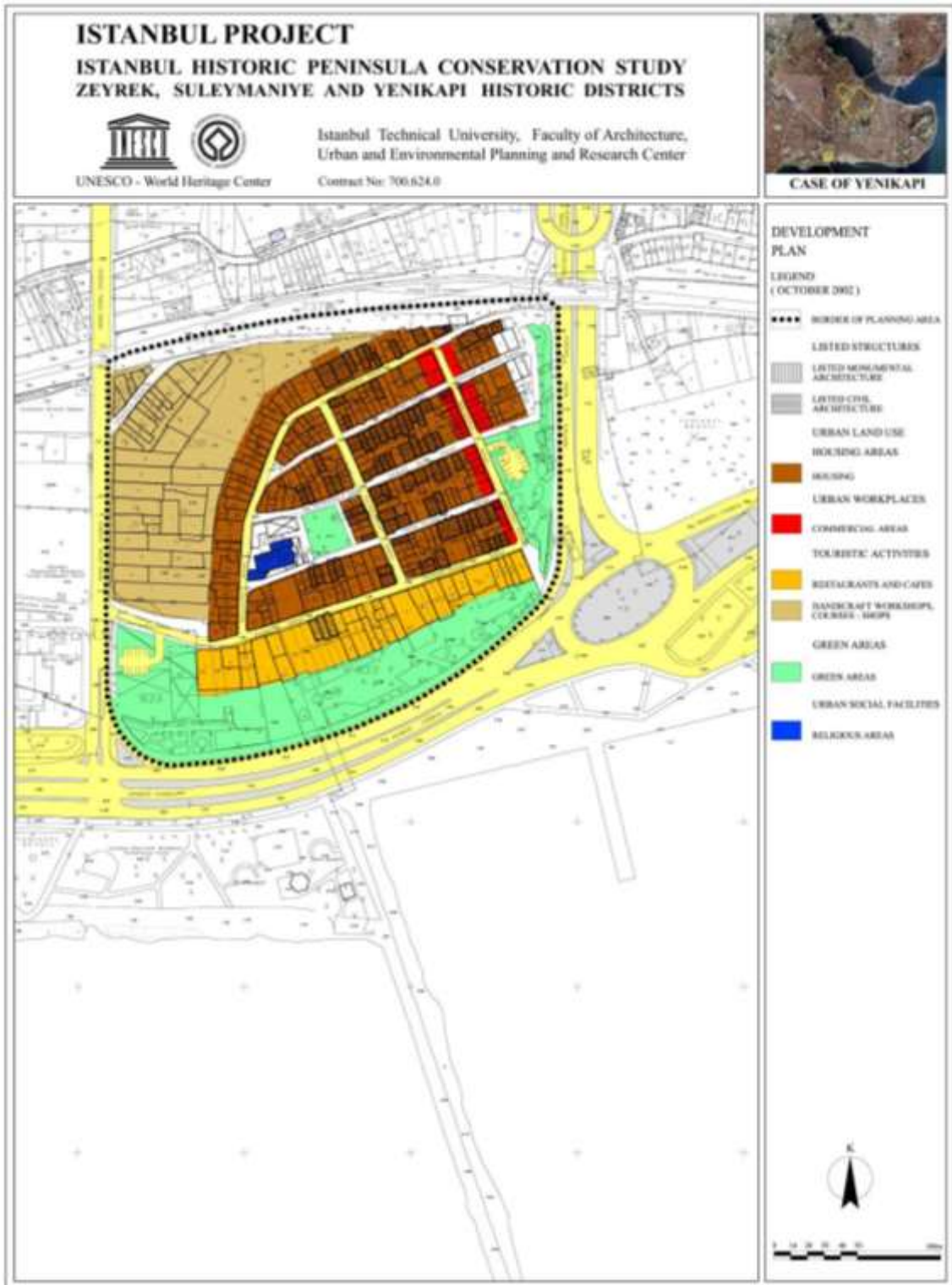


Figure 62. 1/1000 Scale Urban Conservation Development Plan



Figure 63. 1/1000 Scale Urban Design Project



Figure 64. A. Traditional Street in Yenikapı



Figure 65. A Listed Building in Yenikapı



Figure 66. A Listed Building in Yenikapı

## **IMPLEMENTATION AND FINANCIAL MANAGEMENT**

To provide a management process defining a cooperated participation between administrative units in implementation period is determined in Yenikapı Conservation Study.

In drawing up the study, it is recognized that the local authority could not achieve the comprehensive plan acting alone. A new approach was therefore proposed, involving a partnership of public and private bodies, including local and central government, as well as private enterprises. Because of its global role, the project will be handled in the contribution of national and especially of international partners.

Under the roof of Conservation Study, the following structures was set up to implement the plan:

- An expert in both national and international levels is promoted as Project Leader, dealing with the true functioning of the whole management scheme and operating financial resources.
- The secondary partners are the Project Coordinators doing the plan and the Project Consultants contributing in evaluation and decision-making processes. The consultant bodies are as follows: A representative of central authority, Ministry of Culture and Tourism; a representative of local authority, Greater Municipality of Istanbul, Fatih Municipality; University, NGOs in national level and UNESCO World Heritage Centre in international level. Consultative bodies ensure the effective and efficient continuity of the study between diverse groups and organisations mentioned above, community, tourism interests, arts, cultural interests, business and trade groups. The full participation of public in evaluation and decision-making processes is supported, so as private enterprises.
- To ease the implementation process, each sub-project is run by a Project Team. Sub-project groups are established under the themes of physical, socio-cultural and economic dimensions. Physical dimension project team comprises the areas of architecture, urban planning, restoration, engineering, land-use and transportation, landscape design in relation to restoration and maintenance of structures, reconstruction activities, road improvements and pedestrianization, improvements in street furniture; socio-cultural dimension project team comprises that of sociology, urban sociology, psychology, history of architecture, archaeology in relation to social development of inhabitants, structural regeneration and economic dimension team comprises that of urban economy, real estate, economy, accountancy in relation to use of cultural heritage as an economic factor and functional regeneration. A vision centre served as a vital means of communication and publicity, ensure the cooperation between various sub-projects raising the profile of the historic district.
- A monitoring committee is proposed to be established in order to monitor the implementation process.

To maintain financial support for the implementation is surely the most important problems the conservation studies face. The study looks for the consistent and appropriate solutions to ease the difficulties run by the scarce resources.

- A self-processed funding scheme is settled inbetween national and international partners of public and private sectors to fill the capital pool. European Union and UNESCO are the main international supporting organisations in the financial management scheme. In national level, a multi-partnership mechanism is set up with the contribution of Ministry of Culture and Tourism, Greater Municipality of Istanbul, Fatih Municipality, Foundations, University and private sector.
- Financial aid, besides incentives, from the Ministry of Culture and Tourism and foundations is ensured by the fact that only if the proposed project on a land is



on their ownership. The generation of the handicraft workshops and courses as a social infrastructure tool is under the responsibility of Ministry of Culture. The Ministry can also support the study by funds and incentives such as tax relief and subsidies on touristic activities that are proposed on touristic cafes and restaurants.

- Local bodies of the Greater Municipality of Istanbul and Fatih Municipality help to restore historic buildings and provide consultancy to maintain a Community Centre.
- The district has to be successful in leveraging private sector investment. The financial support from private entrepreneurs can be maintained in restoration of housing areas.

To conclude, Turkey has gone through a vast progress in the process of adaptation of conservation policies to the world agenda. There is a significant tendency in order to achieve harmony in the sense of legal and administrative dimensions, though; the problem is fairly in the lack of implementation process. In respect to the subjects examined above and the case study underlines, it is the exact time to bring these initiatives about to spread. Regarding this, Istanbul Project leads an outstanding example for conservation of cultural assets in Turkey of a world heritage project, a comprehensive documentary of cultural assets, and an integrated conservation and development approach.

At the heart of the Yenikapı Conservation Study's strategy is the concept of a holistic approach to urban conservation and historic revitalization integrating a number of actions that address environmental, social and economic concerns in the Yenikapı Yalı neighbourhood. The need to balance the physical, social and economic elements and to assure implementation and financial strategy are new attempts for the Historic Peninsula. It is hoped that the Yenikapı Conservation Study will be a successful example for the future conservation projects.



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