





## **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 third volume and contains four parts.

The first part presents a brief definition of Süleymaniye 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 SÜLEYMANIYE

### SÜLEYMANIYE AND ITS SITUATION

The Süleymaniye Conservation Area is situated on the third hill of the Historic Peninsula within the Eminönü Municipality borders. Seven neighbourhoods, bounded by the Golden Horn on the north, Beyazıt on the south and Mercan on the east, are included in between the urban site borders. These are Sarıdemir, Hocakadın, Yavuzsınan, Demirtaş, Hocagıyaseddin, Mollahüsrev and Süleymaniye (Istanbul Encyclopaedia, Vol. 7).

The Süleymaniye Conservation Area consists of 43.5 hectares. The Süleymaniye core consists of Molla Hüsrev, Demirtaş, Hoca Gıyaseddin and Süleymaniye neighbourhoods, approximately sheltering 9217 people according to the 1990 population census (Istanbul Encyclopaedia, Vol. 7).



Figure 1. Historic Peninsula and Location of Süleymaniye

## **SÜLEYMANIYE IN HISTORY**

The Süleymaniye neighbourhood is one of the most significant historical centres that shows the characteristic structure of Istanbul with its timber houses of Ottoman architecture and with Architect Sinan's masterpiece as being one of the finest examples of Islamic architecture in terms of the size and variety of functions it serves. Its blend with the urban landscape makes it a remarkable achievement.

The district amended the name Süleymaniye from the Süleymaniye Complex, built by Kanuni Sultan Süleyman between 1550 and 1557. The land on which the complex stands was originally the garden of the Old Palace.

Süleymaniye was one of Istanbul's most important residential and commercial centres till the 5-6th centuries. The mosque and its complex were the monumental buildings symbolising the Ottoman's power in the golden age of the 16th century. Till the 17th century, the site surrounded by fashionable residential quarters was a place where the rich and elegant society of the administrative class was living. During the 19th century, Süleymaniye was developed by new images of uses, when the elegant society began to leave the area after the development of the new commercial centres of Karaköy and Beyoğlu. The growing demand for summer resorts on the Bosphorus was another reason for the migration resulting in the loss of the residential character of the district. The empty structures were filled by newcomers of low-income groups. The military-administrative functions were dominant in this era along with the growing manufactural character (Greater Municipality of Istanbul, 2003).

Süleymaniye entered into a decaying era in the 20th century. A rapid change in the residential character was experienced in the 1950s. It was again a district of high-level relations with its timber mansions and its educational and health centre functioning till the 1960s, but then the structures were left to worker immigrants and their families from eastern regions of Turkey in order to be used for housing, manufacturing or wholesale ateliers with the industrialization and development competition of the Istanbul metropolis after the inhabitants had sold their property and moved out of Süleymaniye (Ortaylı, 2002).



Figure 2. Süleymaniye Conservation Area (19th Century)

The expansion in industrial sites and the change in urban population have led to a lack of maintenance and a total collapse of some of the houses. Some renovation or reconstruction projects have been realised up to now, but they failed dismally (Ahunbay, 1998).

Süleymaniye was declared an urban site in 1977 by the Ministry of Culture. However, no investment was made into the area, neither to improve the visual character nor the living conditions. The Municipality of Istanbul has recently conducted several surveys and projects for the preservation of Süleymaniye, but they have not been implemented yet (Ahunbay, 1998).

After Turkey's resignation of the World Heritage Convention in 1983, Süleymaniye was included on the World Heritage List in 1985 by UNESCO to stop the decaying of those significant surroundings (UNESCO World Heritage Centre, 2002).



Figure 3. Süleymaniye and its Environs



Figure 4. Süleymaniye and the Traditional Urban Fabric (19th Century)



Figure 5. Aerial View of Süleymaniye

## **CHAPTER II**

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

In the course of the Süleymaniye case, appropriate and contemporary goals and objectives were expounded for the modern urbanisation, 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 "Süleymaniye Conservation Study" is to formulate general planning determinations that maintain the appropriate and contemporary development of the environmental fabric of the Süleymaniye Urban Site and that support economic regeneration while preserving its historical, 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 Süleymaniye 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 the 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 Süleymaniye 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 changing the character of existing unsuitable socio-economic functions to provide continuity in economic progress while preserving the historic urban pattern.
- To create a new distribution network for existing services while integrating them with new achievements.
- 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 pedestrianization, 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 emphasize the conservation, planning and implementation process with full participation of 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 natural, historic, monumental and civil architectural values (Süleymaniye Mosque, botanic garden, timber houses, university, etc.).
- To improve the architectural quality of Süleymaniye 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 generate new housing opportunities to constitute a new social structure of Süleymaniye in the sense of conservation.
- To prevent historic urban pattern and infrastructure from being ruined and to eliminate insufficiencies.

### **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 to manage sustainability of urban heritage.
- The creation of new distribution network for services by supporting interventions and encouragements to raise the density of activities that provide new job opportunities.

#### **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 SÜLEYMANIYE CONSERVATION STUDY**

The Süleymaniye Conservation Study is based on a detailed structural area analysis, document 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.

Questionnaires were used to gather data about listed and other structures with the purpose of figuring the characteristics of the social structure in the region. A total of 100 questionnaires were applied by taking samples from nine neighbourhoods of Süleymaniye. Document investigation is another essence in the study. The necessary data for land ownership were obtained from the Eminönü Municipality Department of Deeds and Registration. For the evaluation of registration status, the data were gathered from Istanbul (No. 1) Board for Protection of Cultural and Natural Assets, the Greater Istanbul Municipality, the Eminönü Municipality and the Department of Deeds and Registration. 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 Süleymaniye's urban texture is evaluated in the built-up/unbuilt-up land analysis (see Figure 8).



Figure 6. Süleymaniye and its Environs



Figure 7: Traditional Urban Fabric of Süleymaniye

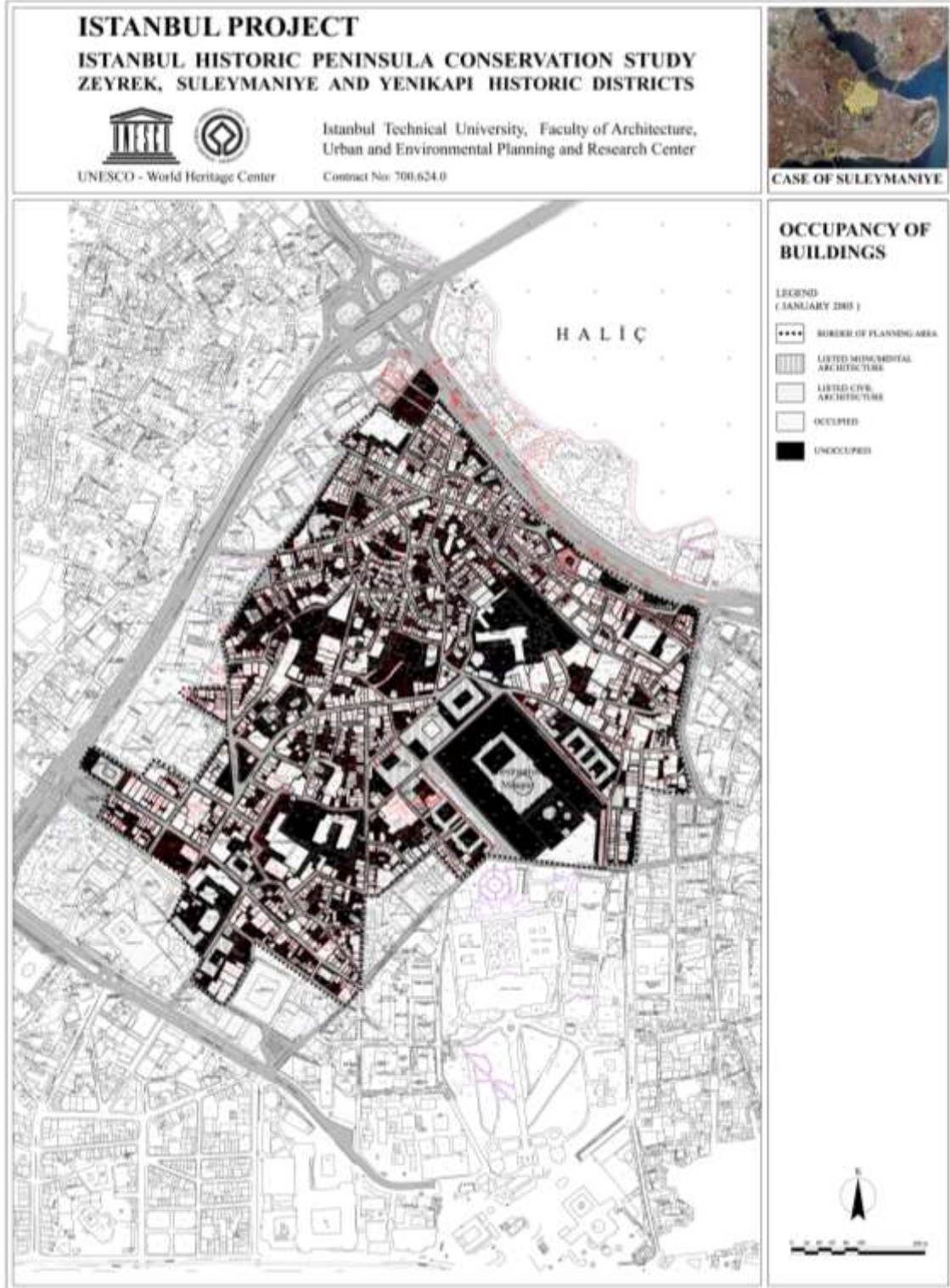


Figure 8. Survey of the Built-up and Unbuilt-up Land



Figure 9. Süleymaniye Streets



Figure 10. Timber Buildings in Süleymaniye

## TRANSPORTATION IN SÜLEYMANİYE CONSERVATION AREA

Süleymaniye is located on an intersection point of all important transportation modes. Atatürk Boulevard, which is one of the most important transportation arteries in the Historic Peninsula, forms the western border of the Süleymaniye conservation area. The district is also bounded by Sehzadebaşı Street on the southeast, Darifunun Street on the south, Ragıp Gümüş Pala Street on the northeast and Besim Ömer Paşa Street on the east.

The majority of the streets within the planning area are specified as vehicle routes, but there are also streets for pedestrian use only, especially in the form of cul-de-sacs. The traditional streets of Süleymaniye were mostly cobbled, but today, most of them have been replaced by asphalt. Through the works undertaken by the municipality, some of the streets are recobbled.

Cemal Yener Tosyalı and Hacıkadın Avenues are the entrance corridors for traffic moving off Atatürk Boulevard. Revani Çelebi Avenue functions as a service distribution path through the core. They are large in scale compared to other secondary arteries nourishing the core. Küçükpazar Street is the most important artery in the area in terms of commercial traffic.



Figure 11. Atatürk Boulevard



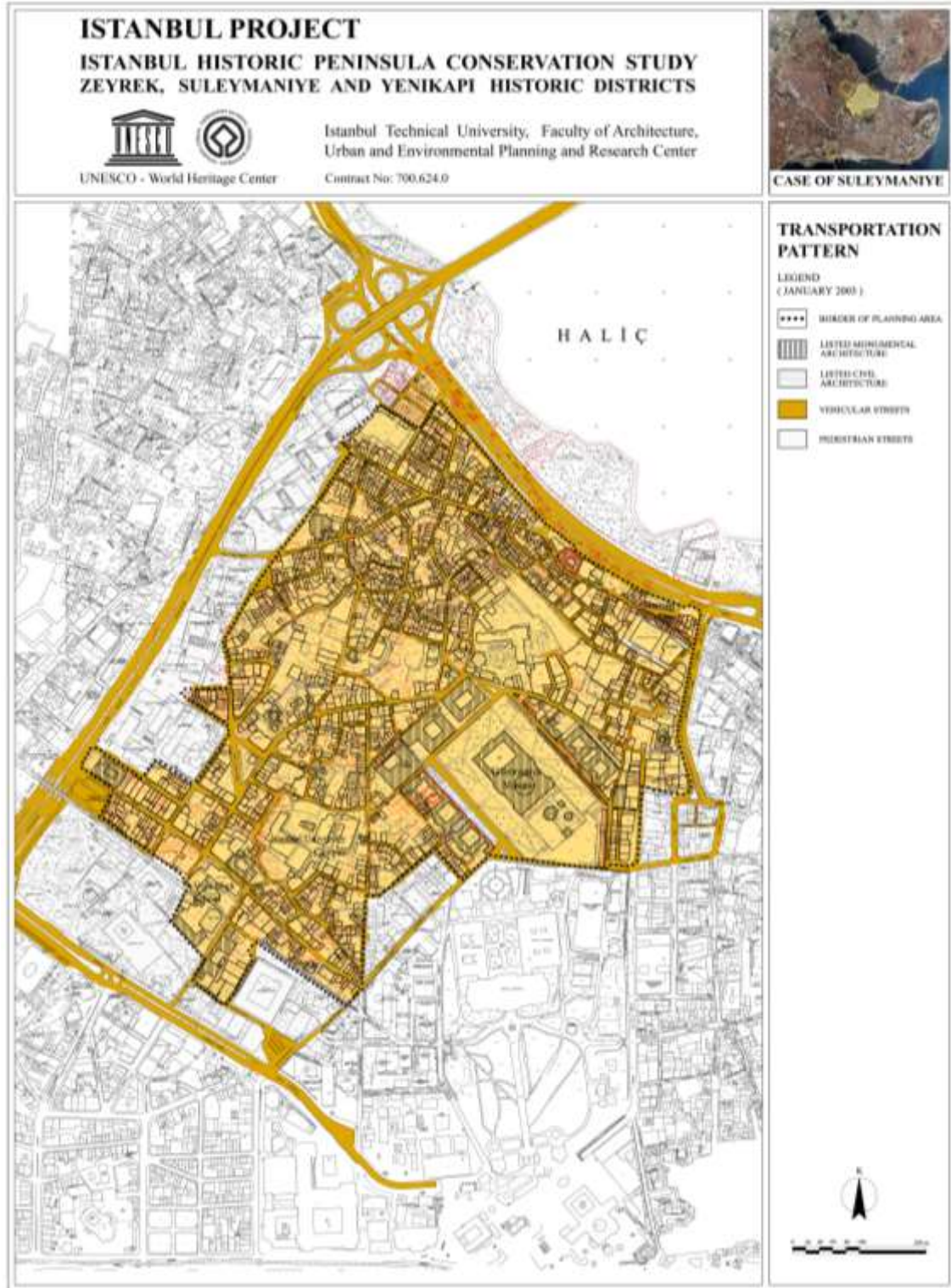


Figure 12. Transportation Pattern in the Planning Area



Figure 13. A Street in Süleymaniye

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

The Süleymaniye Conservation Area is surrounded by two major routes, north and west, namely Ragıp Gümüş Pala and Atatürk Boulevard. The Süleymaniye Mosque and its complex are located in the central part of the area and dominates with its remarkable structure both locally and city-wide. The Süleymaniye district has many other important monuments and functions. The campus of Istanbul University, the Tomb of Architect Sinan and the Madrasa of Sıyavus Paşa are some of them. There are many important public services attached to the Complex that have served for hundreds of years.

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 lastly the important buildings and structures were assessed in this section.



Figure 14. A Street in Süleymaniye

**Use of Land and Buildings - Ground Floor**

Table and Graphic 1a. Use of Land and Buildings - Ground Floor (Total)

Ground Floor Use	Number of Facilities	%
Housing	441	26.5
Commercial	611	36.7
Services	47	2.8
Manufactural Buildings	272	16.4
Warehouses	203	12.2
Religious Buildings	38	2.3
Educational Facilities	12	0.7
Public Buildings	34	2.0
Parking Lots	5	0.3
<b>Total</b>	<b>1663</b>	<b>100</b>

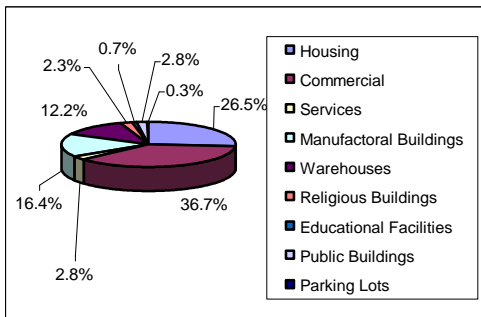


Table and Graphic 1b. Use of Land and Buildings - Ground Floor (Listed Buildings)

Ground Floor Use	Number of Facilities	%
Housing	194	45
Commercial	117	27.1
Services	5	1.2
Manufactural Buildings	27	6.3
Warehouses	35	8.1
Religious Buildings	26	6.0
Educational Facilities	4	0.9
Public Buildings	23	5.3
Parking Lots	1	0.2
<b>Total</b>	<b>431</b>	<b>100</b>

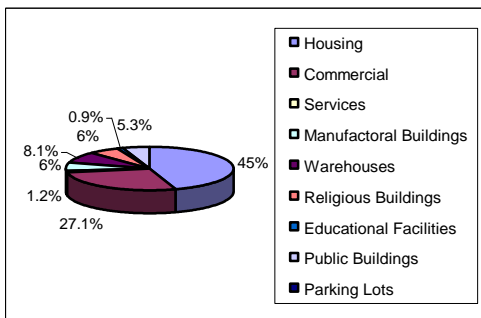
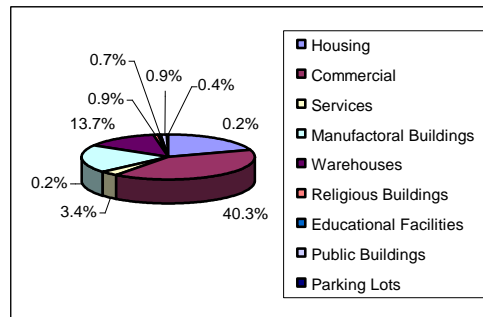


Table and Graphic 1c. Use of Land and Buildings - Ground Floor (Non-listed Buildings)

Ground Floor Use	Number of Facilities	%
Housing	247	20.1
Commercial	494	40.3
Services	42	3.4
Manufactural Buildings	245	20.0
Warehouses	168	13.7
Religious Buildings	11	0.9
Educational Facilities	8	0.7
Public Buildings	11	0.9
Parking Lots	5	0.4
<b>Total</b>	<b>1226</b>	<b>100</b>



According to the use of the land and buildings survey of the ground floor, it is seen that housing and warehouse uses dominate in the area with a percentage of 26.5 and 36.7.

The manufacturing uses follow with a percentage of 16.4. This number probably is the reason for decay in the area. There are a total of 38 (2.3%) religious facilities (mosques, tombs, madrasas), 22 of which are mosques, 7 are tombs and the last are madrasas (Table and Graphic 1a). Also, there are a large number of unoccupied shops with a percentage of 6.2.

When listed buildings are considered, a total of 194 (45%) ground floors are used for housing, and the rest is nearly shared equally by other facilities. But warehouse usage and unoccupancy, two harmful facilities, in the shops are somewhat high, with percentages of 8.1 and 9.8, respectively. Of the 22 mosques, 16 are listed and others are newly built structures. There is also one listed building used as a parking building (Tables and Graphics 1b, 1c).

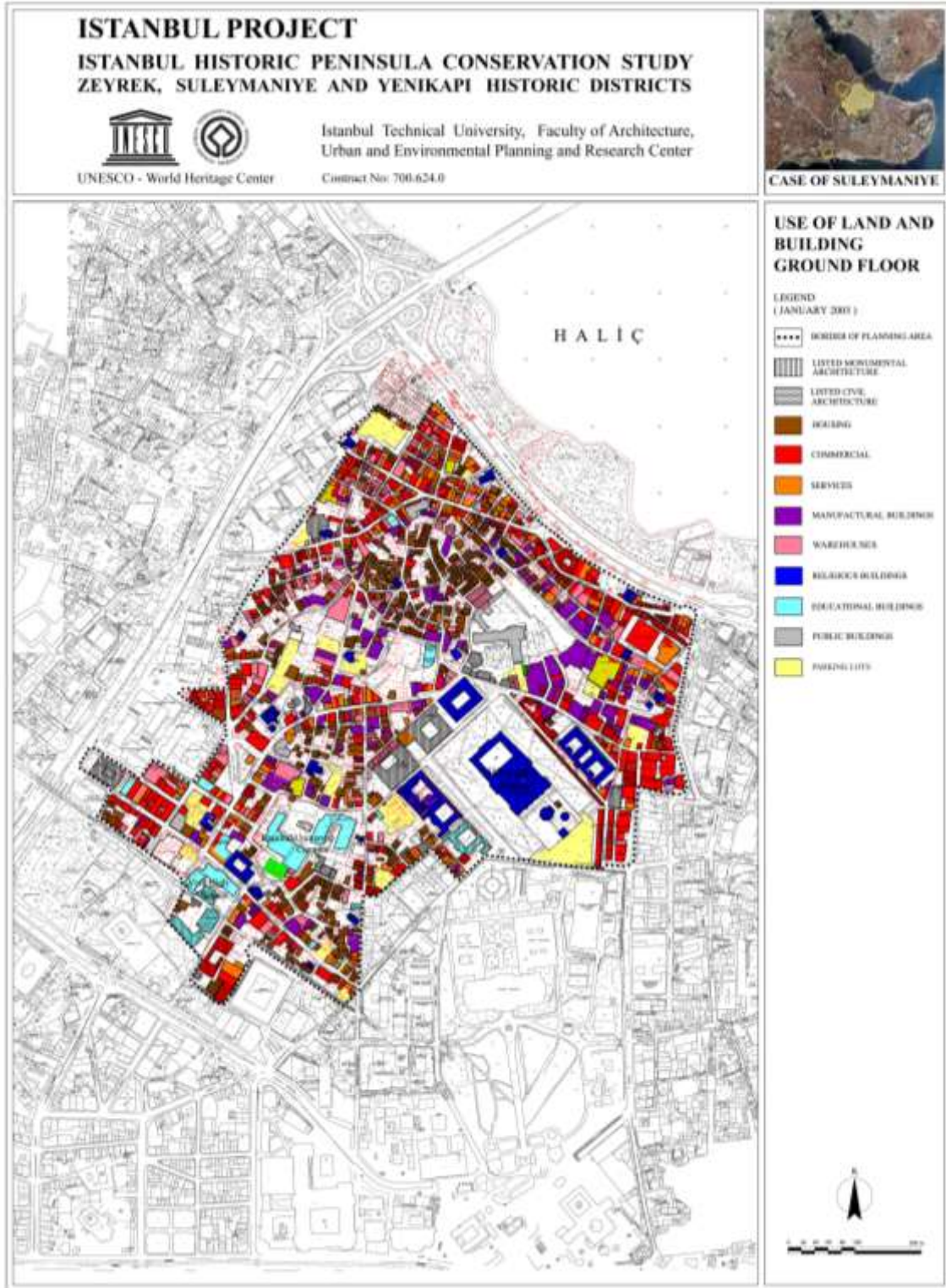


Figure 15. Use of Land and Buildings - Ground Floor



Figure 16. Use of Listed Buildings

Istanbul University has much effect on the shaping of the functional reuse of the listed structures. Civil architecture examples are used either as dormitories or low-cost residents by students.

The unoccupancy problem is observed mostly on listed structures. These valuable properties are left to decay because of the high maintenance costs. Today, they serve as warehouses for manufacturing facilities, one of the most widespread uses throughout the Süleymaniye Conservation Area.



Figure 17. Use of Listed Buildings

**Use of Land and Buildings - Upper Floors**

Table and Graphic 2a. Use of Land and Buildings - Upper Floors (Total)

Upper Floor Use	Number of Facilities	%
Housing	651	47.2
Commercial	221	16
Services	74	5.4
Manufactural Buildings	162	11.7
Warehouses	202	14.6
Religious Buildings	23	1.7
Educational Facilities	17	1.2
Public Buildings	27	2
Parking Lots	2	0.1
<b>Total</b>	<b>1379</b>	<b>100</b>

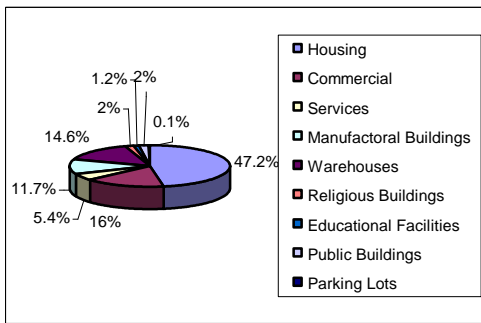


Table and Graphic 2b. Use of Land and Buildings - Upper Floors (Listed Buildings)

Upper Floor Use	Number of Facilities	%
Housing	270	69.4
Commercial	30	7.7
Services	7	1.8
Manufactural Buildings	13	3.3
Warehouses	27	6.9
Religious Buildings	21	5.4
Educational Facilities	3	0.8
Public Buildings	18	4.6
<b>Total</b>	<b>389</b>	<b>100</b>

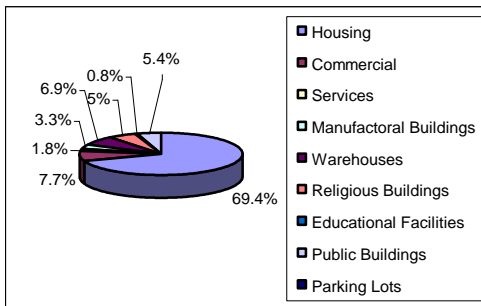
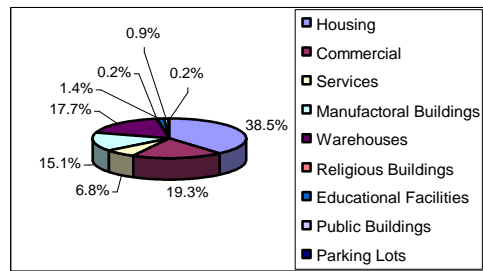


Table and Graphic 2c. Use of Land and Buildings - Upper Floors (Non-listed Buildings)

Upper Floor Use	Number of Facilities	%
Housing	381	38.5
Commercial	191	19.3
Services	67	6.8
Manufactural Buildings	149	15.1
Warehouses	175	17.7
Religious Buildings	2	0.2
Educational Facilities	14	1.4
Public Buildings	9	0.9
Parking Lots	2	0.2
<b>Total</b>	<b>990</b>	<b>100</b>



According to the use of land and buildings survey of the upper floors, it is seen that structures in the planning area are generally housing units at 47.2%. Commercial functions, warehouses and manufacturing buildings follow that, at 16%, 14.6% and 11.7%, respectively. 8.2% of the total ground floor use is unoccupied shops (Table and Graphic 2a).

When listed buildings are considered, the major usage is housing in the upper floors at 69.4%. 27 of the total 405 structures are warehouses. There is a total of 21 (5.4%) religious facilities that are listed (mosques, tombs, madrasas), 13 of these are mosques, 2 are tombs and the last are madrasas. Also, there are a lot of unoccupied shops with a percentage of 5.4 (Table and Graphic 2b).

While housing percentage is 69 in listed buildings, the ratio decreases to 38.5% in the non-listed ones. Then come the commercial facilities and warehouses with percentages of 19.3 and 17.7, respectively (Tables and Graphics 2b, 2c).



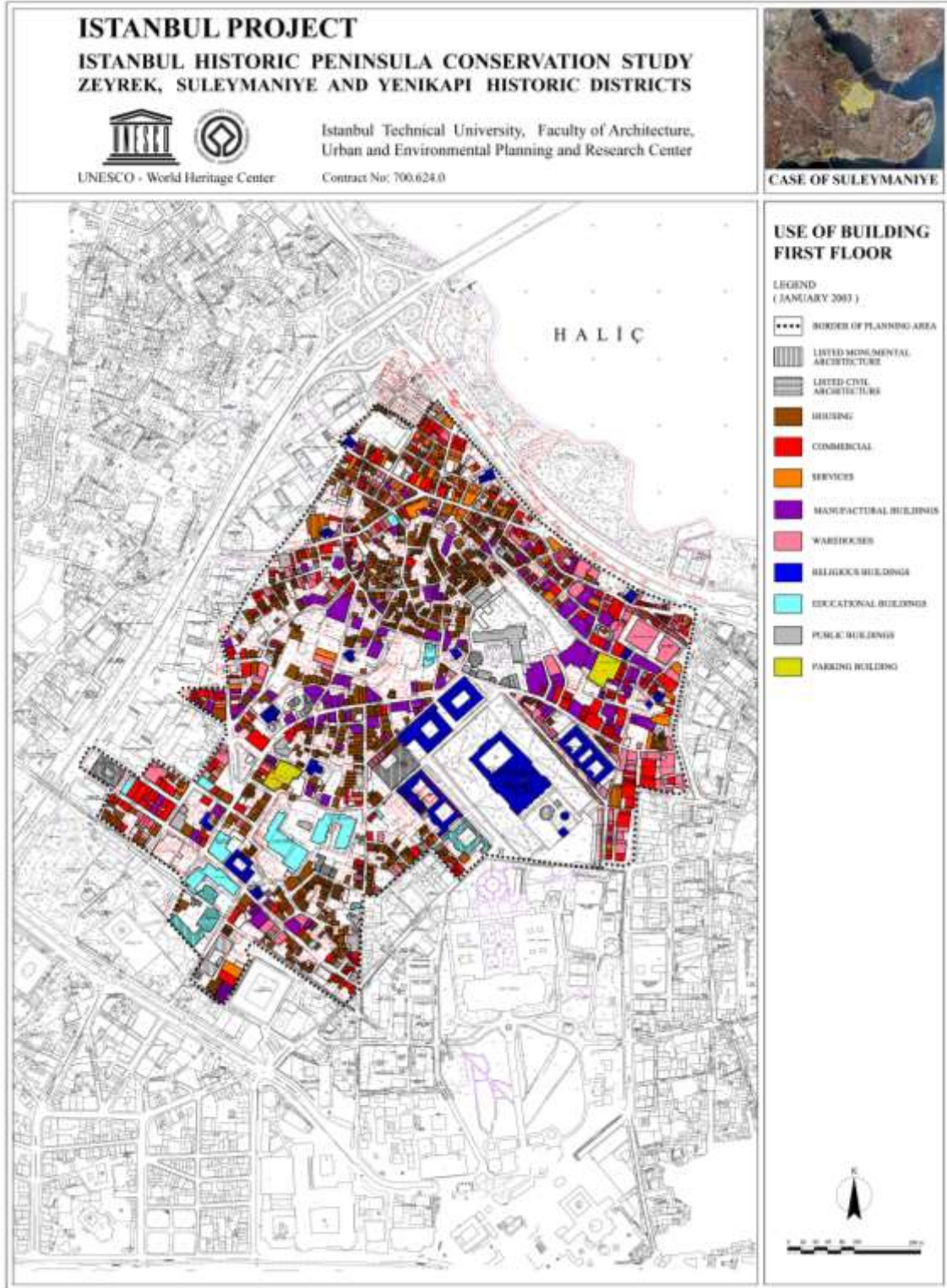
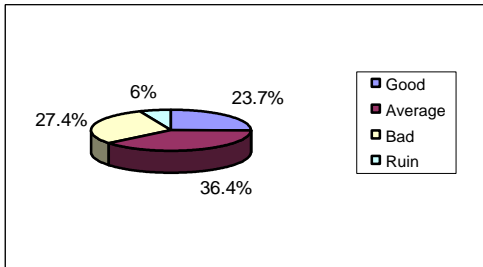


Figure 18. Use of Land and Buildings - Upper Floor

### Condition of Buildings

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

Condition	Number of Buildings	%
Very good	101	6.5
Good	369	23.7
Average	567	36.4
Bad	427	27.4
Ruin	93	6
<b>Total</b>	<b>1557</b>	<b>100</b>

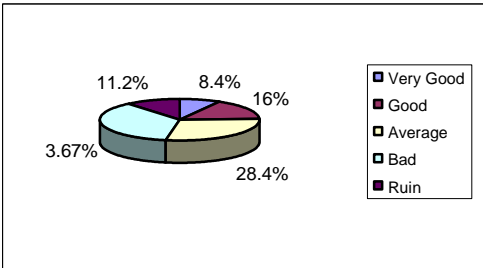


The physical usability of structures was evaluated as a parameter in the analysis of building condition. Of the 1557 buildings, the percentage of buildings in very good condition is 6.5 within 101 buildings. 369 of the buildings (23.7%) are in good, 567 (36.4%) average, 427 (27.4%) bad condition and 93 (6%) in ruins (Table and Graphic 3a).

There is an important decay in the listed timber structures, which are characteristic of the area. Most of the listed buildings in a general sense, with a percentage of 47.2 are in bad condition or total ruins. Only 8.4% of the total 405 listed buildings are restored in very good condition (Table and Graphic 3b).

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

Condition	Number of Buildings	%
Very Good	34	8.4
Good	65	16
Average	115	28.4
Bad	146	36
Ruin	45	11.2
<b>Total</b>	<b>405</b>	<b>100</b>



The ratio of structures in very good, good or average condition is 52.8% in listed buildings and 71.4% in non-listed ones. There is an important percentage of non-listed buildings in bad condition or ruins with 28.6. This number stems from the ratio of non-listed timber structures in the area (Tables and Graphics 3b, 3c).

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

Condition	Number of Buildings	%
Very Good	67	5.8
Good	304	26.4
Average	452	39.2
Bad	281	24.4
Ruin	48	4.2
<b>Total</b>	<b>1152</b>	<b>100</b>

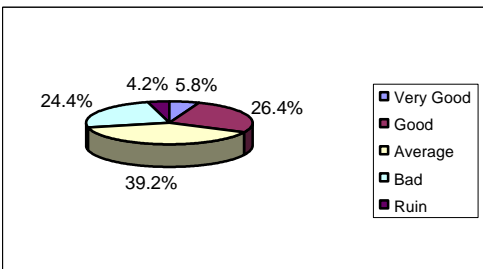


Figure 19. Ruined Listed Building

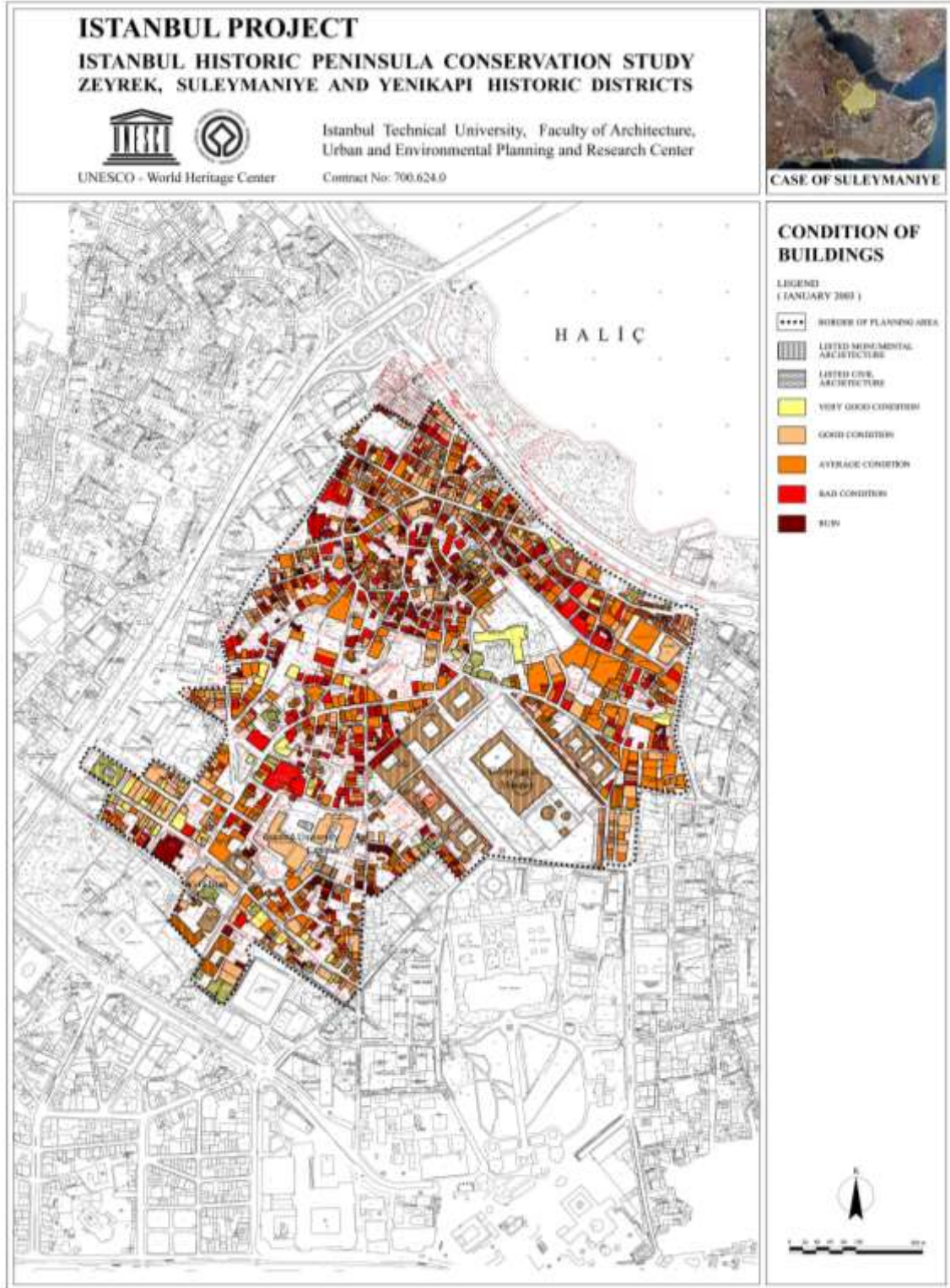
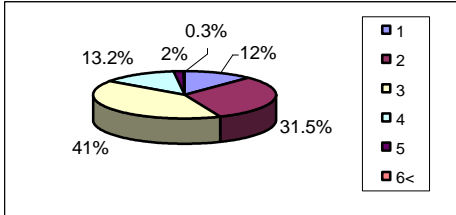


Figure 20. Condition of Buildings

### Storey Heights

Table and Graphic 4a. Storey Heights (Total)

Story Heights	Number of Buildings	%
1 Storey	187	12
2 Storeys	488	31.5
3 Storeys	637	41
4 Storeys	204	13.2
5 Storeys	27	2
6< Storeys	4	0.3
<b>Total</b>	<b>1557</b>	<b>100</b>



In the analysis of storey heights, it is seen that a large portion of the total structures are 2 or 3 storeys with a percentage of 72.5. Respectively, 12% of the total have 1, 31.5% have 2, 41% have 3, 13.2% have 4, 2% have 5 and only 0.3% have more than 6 floors (Table and Graphic 4a). The ones with 3 or 4 storeys are generally public buildings.

86% of the listed buildings are 2-3 storeys high, the percentage decreases to 67.3 for non-listed buildings. Masonry structures make up 4-5 storey listed buildings at 7.4%. These are generally the public buildings used for education and health facilities. There is no structure of 6 or more storeys for listed buildings; on the contrary, there is a percentage of 0.4 for non-listed ones. There are also 5 and 6-storey buildings that are located on listed lots and not in harmony with existing structures. These house extended families from the Southeast or the East Anatolia regions of Turkey (Tables and Graphics 4b, 4c).

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

Story Heights	Number of Buildings	%
1 Storey	27	6.7
2 Storeys	193	47.6
3 Storeys	155	38.3
4 Storeys	27	6.7
5 Storeys	3	0.7
6< Storeys	0	0
<b>Total</b>	<b>405</b>	<b>100</b>

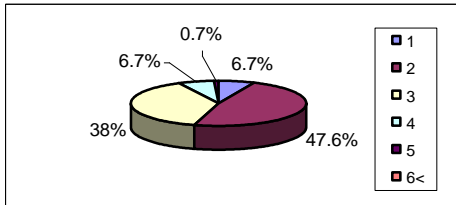
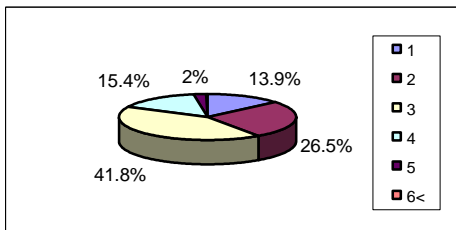


Figure 21. Istanbul University Campus

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

Story Heights	Number of Buildings	%
1 Storey	160	13.9
2 Storeys	305	26.5
3 Storeys	482	41.8
4 Storeys	177	15.4
5 Storeys	24	2
6< Storeys	4	0.4
<b>Total</b>	<b>1152</b>	<b>100</b>



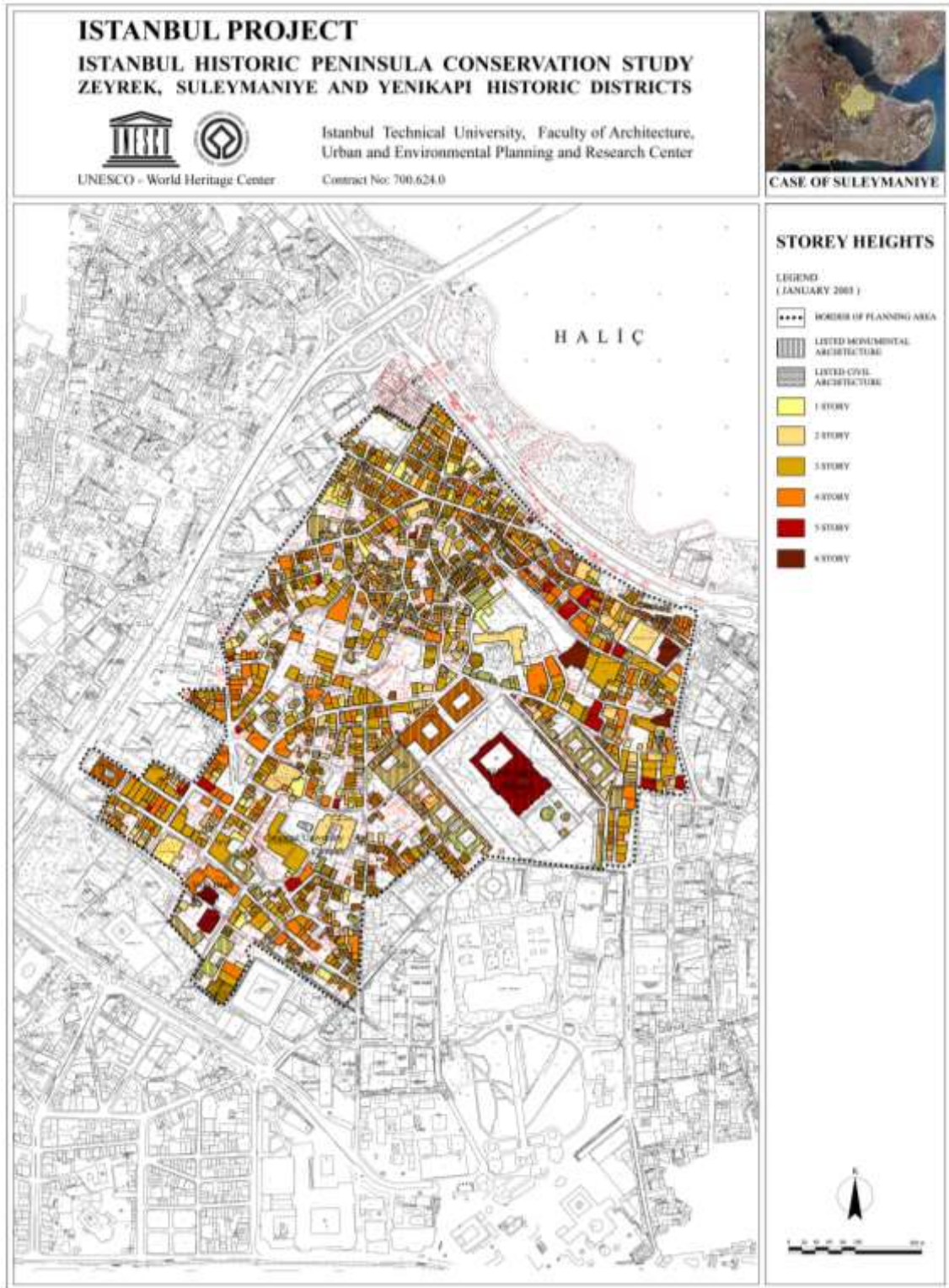
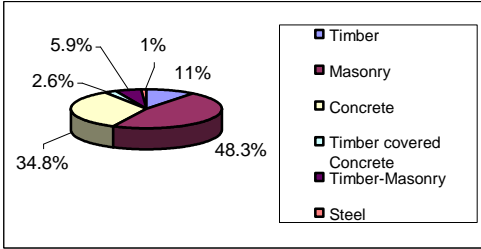


Figure 22. Storey Heights

### Building Construction Material

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

Construction Material	Number of Buildings	%
Timber	170	11
Masonry	754	48.3
Concrete	543	34.8
Timber cov. Concrete	42	2.6
Timber-Masonry	92	5.9
Steel	16	1
<b>Total</b>	<b>1557</b>	<b>100</b>



The analysis of building construction materials indicates that although most of the buildings are masonry or timber structures (59.3%), there is an important portion of concrete structures with a percentage of 34.8 (Table and Graphic 5a).

When considering listed buildings, the percentage of timber structures as the characteristics of the conservation area is less than masonry structures, 34.5%, 47.4% respectively. Surprisingly, there is a group of concrete structures with a percentage of 3.7 within the listed buildings. Most of the non-listed buildings are masonry with a ratio of 48.7%, and there is a 2.5% portion of timber structures that are in harmony with the surrounding (Tables and Graphics 5b, 5c).

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

Construction Material	Number of Buildings	%
Timber	140	34.5
Masonry	192	47.4
Concrete	17	4.2
Timber cov. Concrete	33	8.2
Timber-Masonry	23	5.7
<b>Total</b>	<b>405</b>	<b>100</b>

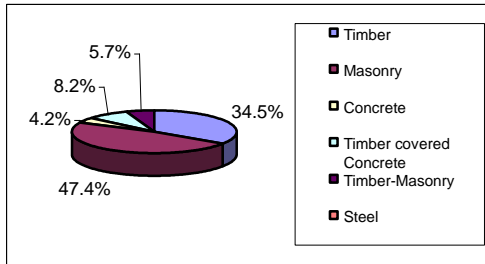
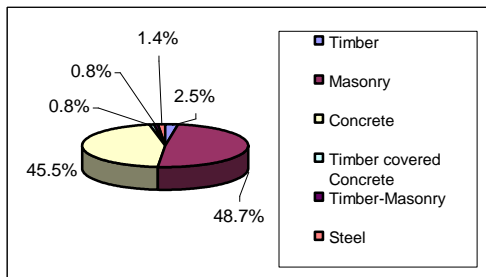


Figure 23. Listed Timber Building

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

Construction Material	Number of Buildings	%
Timber	30	2,5
Masonry	562	48,7
Concrete	526	45,5
Timber cov. Concrete	9	0,8
Timber-Masonry	9	0,8
Steel	16	1,4
<b>Total</b>	<b>1152</b>	<b>100</b>



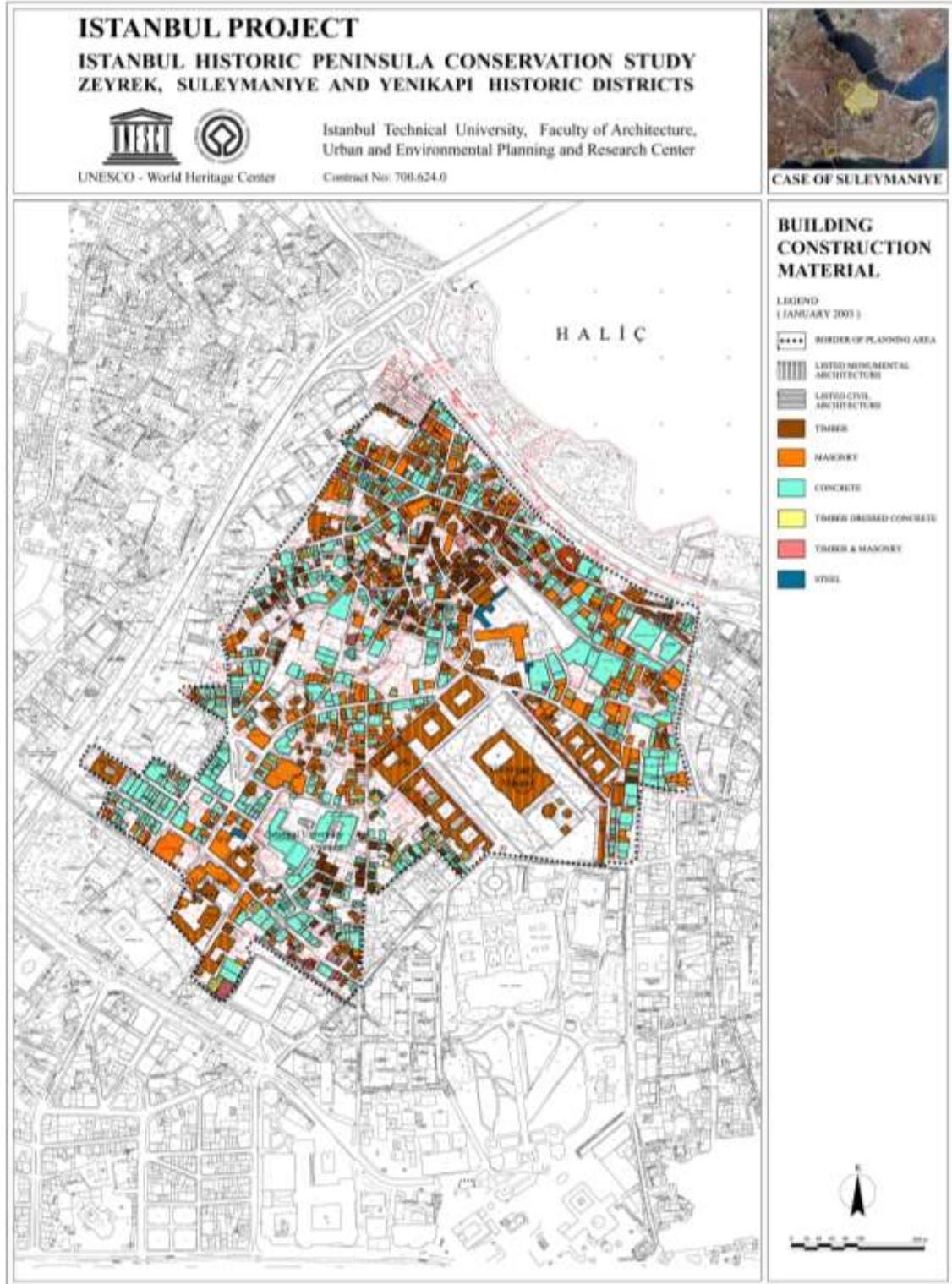


Figure 24. Building Construction Materials



Figure 25. Listed Building Conditions





Figure 26. Listed Timber Buildings



Figure 27. Listed Masonry Buildings

The timber buildings are the most harmed structures in the Süleymaniye Conservation Area. The buildings are left to deteriorate, because of scarce recourses needed for the maintenance and cleaning costs. The people prefer newly built concrete structures or masonry ones, thus, the timber structures are generally filled by manufactural uses or left unoccupied. The occupancy ratio for masonry buildings is higher than that of timber ones. Because they serve more usable areas, the majority of the masonry buildings, especially the listed ones, are used for commercial, retail and touristic purposes.



Figure 28. A Listed Masonry Building



Figure 29. Listed Masonry Building

### Land Ownership

Table and Graphic 6a. Land Ownership (Total)

Land Ownership	Number of Lots	%
Private	1662	86.6
Foundation	64	3.3
Private Foundation	94	4.9
Treasury	26	1.4
Municipality	46	2.4
Bank	5	0.3
Public	2	0.1
University	18	0.9
Partners	2	0.1
<b>Total</b>	<b>1919</b>	<b>100</b>

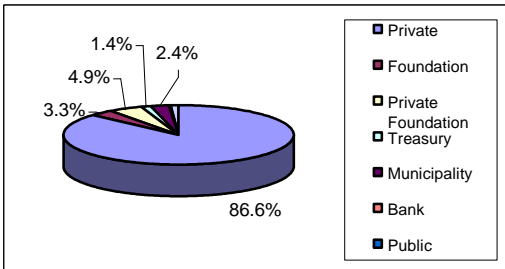


Table and Graphic 6c. Land Ownership (Non-listed Building)

Land Ownership	Number of Lots	%
Private	1160	90.8
Foundation	11	0.9
Private Foundation	35	2.7
Treasury	16	1.3
Municipality	31	2.4
Bank	5	0.4
Public	2	0.2
University	17	1.3
Partners	1	0.1
<b>Total</b>	<b>1278</b>	<b>100</b>

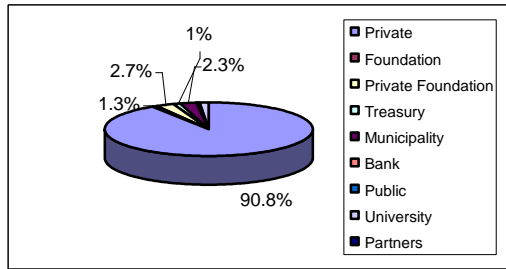
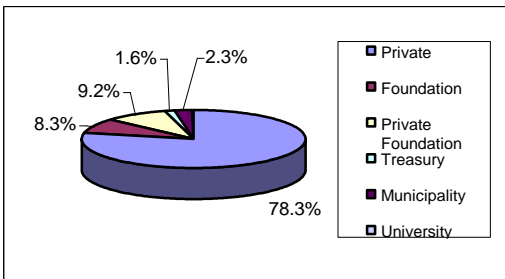


Table and Graphic 6b. Land Ownership (Listed Building)

Land Ownership	Number of Lots	%
Private	502	78.3
Foundation	53	8.3
Private Foundation	59	9.2
Treasury	10	1.6
Municipality	15	2.3
University	1	0.2
Partners	1	0.2
<b>Total</b>	<b>641</b>	<b>100</b>



Of the 1919 lots included in the survey, 86.6% belong to private ownership. The percentage of lots owned by foundations is 3.3, that owned by private foundations is at 4.9%, treasury ownership 1.4%, municipality 2.4% and public ownership 0.9%.

78.3% of the listed buildings are owned by private sector. This ratio increases to 90.8% in non-listed buildings (Tables and Graphics 6a, 6b, 6c).

The publicly owned land is generally used for health and education. The high percentage of public buildings which are listed make the renovation and maintenance easier for the area. The religious buildings, tombs and graveyards are under foundation ownership. Istanbul University has a major proportion of ownership which consists of separate buildings of the Faculty of Science and Literature and the Department of Botany. The land on which there are ancient remnants is used as a campus garden. The lot on which the historical botanic garden of the Süleymaniye complex is situated is owned by the Treasury, but administered by the Department of Botany.



Figure 30. Remnants on the Istanbul University Campus Garden

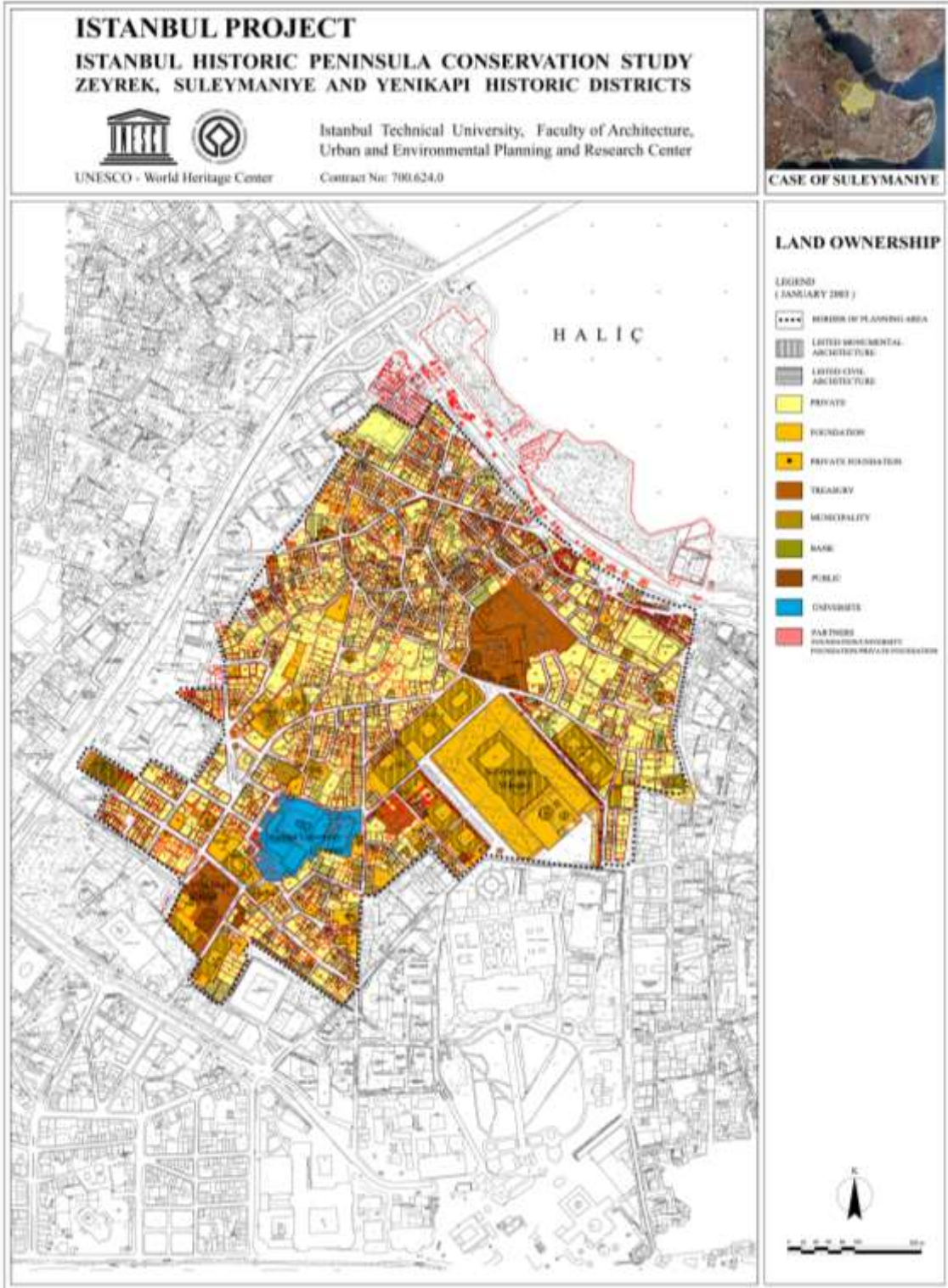
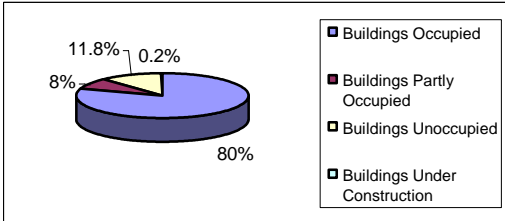


Figure 31. Land Ownership

### Occupancy of Buildings

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

Usage Status	Number of Buildings	%
Buildings Occupied	1245	80
Buildings Partly Occupied	126	8
Buildings Unoccupied	183	11.8
Buildings Under Construction	3	0.2
<b>Total</b>	<b>1557</b>	<b>100</b>



Of the 1557 buildings in the conservation area, 80% are in use, 8% partly in use, 11.8% empty and 0.2% under construction. Most of the empty buildings in the region are in such bad condition as to be unfit for any purpose (Table and Graphic 7a).

The ratio of unoccupied buildings is 20.2% in listed buildings and 8.7% in non-listed buildings (Tables and Graphics 7b, 7c).

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

Usage Status	Number of Buildings	%
Buildings Occupied	298	73.6
Buildings Partly Occupied	25	6.2
Buildings Unoccupied	82	20.2
<b>Total</b>	<b>405</b>	<b>100</b>

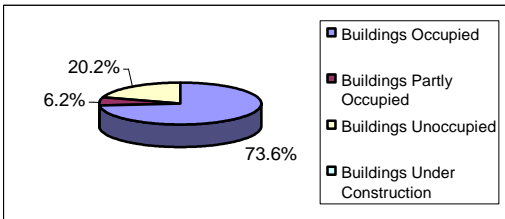


Figure 32. An Unoccupied Listed Building

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

Usage Status	Number of Buildings	%
Buildings Occupied	948	82.3
Buildings Partly Occupied	101	8.7
Buildings Unoccupied	101	8.7
Buildings Under Construction	3	0.3
<b>Total</b>	<b>1152</b>	<b>100</b>

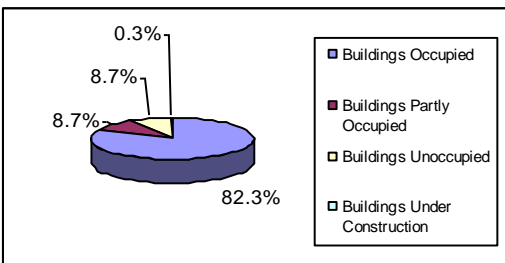


Figure 33. An Unoccupied Listed Building

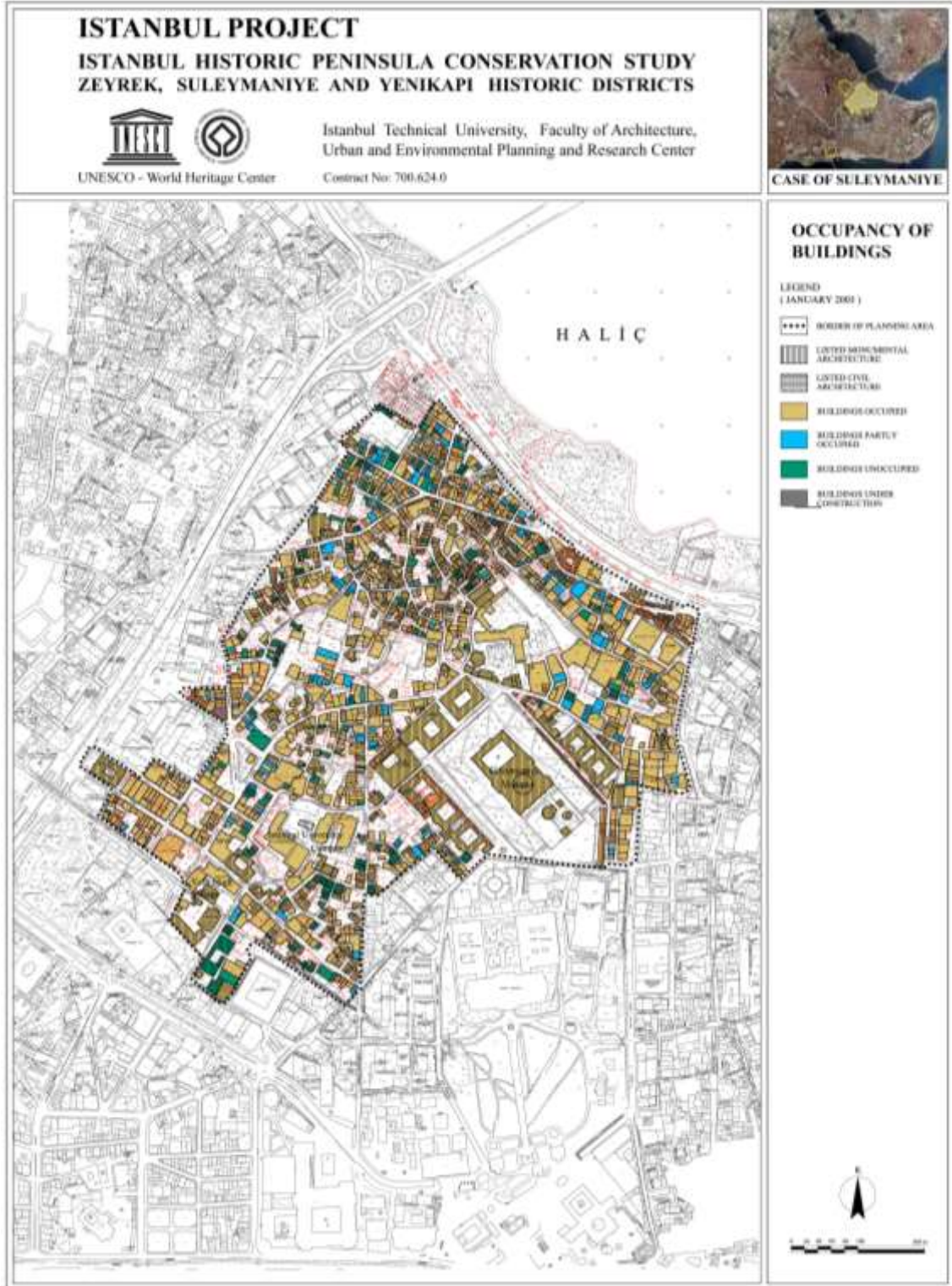


Figure 34. Occupancy of Buildings

### Harmony with the Architectural Character of the Area

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

Harmony with the Architectural Character	Number of Buildings	%
Harmony	1014	65
Disharmony	543	35
<b>Total</b>	<b>1557</b>	<b>100</b>

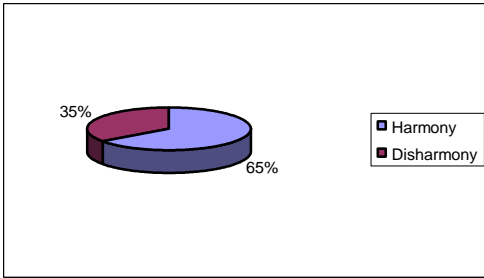


Table and Graphic 8b. Harmony with the Architectural Character of the Area (Listed Buildings)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	292	72
Disharmony	113	28
<b>Total</b>	<b>405</b>	<b>100</b>

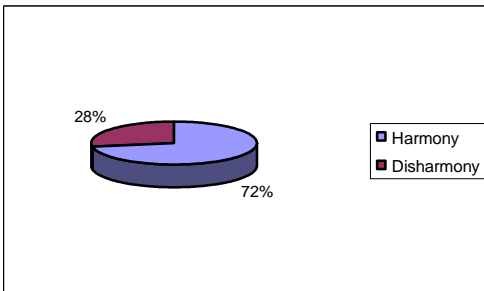
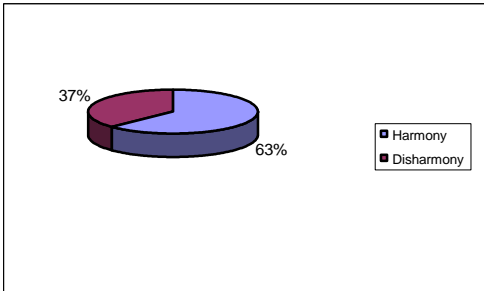


Table and Graphic 8c. Harmony with the Architectural Character of the Area (Non-listed Buildings)

Harmony with the Architectural Character	Number of Buildings	%
Harmony	722	63
Disharmony	430	37
<b>Total</b>	<b>1152</b>	<b>100</b>



In this study, construction materials, building heights and other similar characters of all buildings in the area were evaluated with respect to their consistency with the traditional architectural character and urban fabric of the area, ignoring their functional appropriateness.

Of the 1557 buildings studied, 1014 (65%) are said to be in harmony with the architectural character of the area and 543 (35%) of them show disharmony (Tables and Graphics 8a).

When listed buildings are considered 72% of the total 405 structures are in harmony with the character of the area, while 28% are not. The listed buildings that are disharmonious are the ones that have additions or are rebuilt (Table and Graphic 8b).

Of the 1152 non-listed buildings 63% are in harmony with the surroundings, while 37% are not. This number stems from the fact that there are a number of significant structures that are waiting to be listed (Table and Graphic 8c).



Figure 35 A Masonry Listed Building



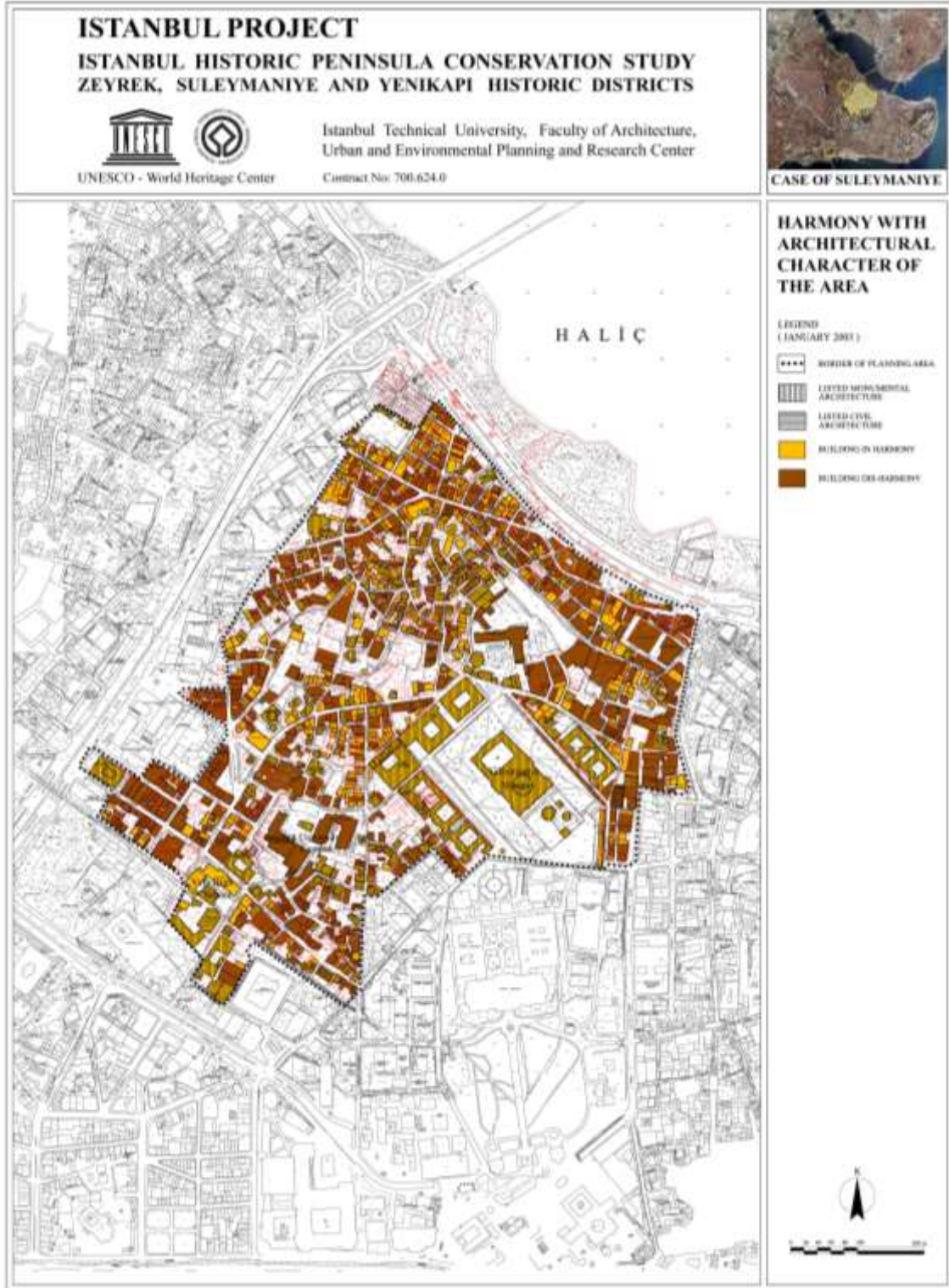


Figure 36. Harmony with the Architectural Character of the Area

The buildings that are not in harmony with the traditional architectural character of the area are generally concrete structures, built after pulling down the original timber structures. The central position of Süleymaniye, the migration flow from undeveloped settlements, thereby increasing economic pressure, and specifically the aging of timber structures, difficulties in maintenance, lack of modern comforts are the basic reasons for the deterioration of timber structures and the replacement of them with more modern higher buildings.



Figure 37. Buildings in Disharmony



Figure 38. Bay Windows of Listed Buildings

The Süleymaniye Conservation Area houses the most significant examples of traditional Turkish vernacular architecture. They are small dwellings originally designed for individual families which were built on post-fire building lots, dating respectively from 1857 and 1870. They were initially housed by Greek and Jewish communities, and since the 1960s, have been gradually occupied by migrants mostly from Southeast Anatolia and Black Sea Regions (Yerasimos, 2000).



Figure 39. Bay Window of a Listed Building



Figure 40. Bay Windows of a Listed Building

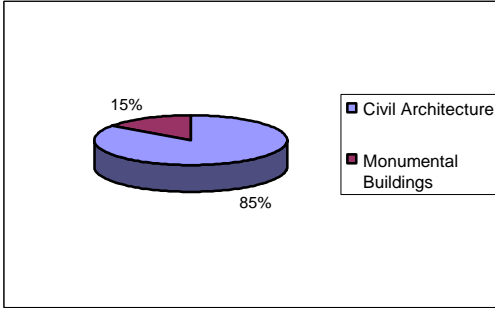


Figure 41. Doors of Listed Buildings

### Listed Buildings and Listed Other Properties

Table and Graphic 9. Classifying Status

Classifying Status	Number of Buildings	%
Civil Architecture	343	85
Monumental Buildings	62	15
<b>Total</b>	<b>405</b>	<b>100</b>



According to the survey and analysis, 343 (84.7%) of the 405 listed buildings are examples of civil architecture and 62 (15.3%) are monumental buildings, such as the Süleymaniye Mosque, Kalenderhane and Vefa Mosque (Table and Graphic 9).

The majority of the listed lots, with a percentage of 35, are with the original listed buildings standing in good condition. Similarly the percentage of lots where the listed building is demolished and an identical or similar structure is constructed in its place are high (24%). The ratio of the empty lots with the listed building demolished is significantly high with a percentage of 19. Lots with the listed building demolished and a new structure with a different form or dimensions constructed in its place is high too, at 19% (Table and Graphic 10).

Table and Graphic 10. Status of Listed Buildings in Listed Lots

Status of Listed Buildings in Listed Lots	Number of Buildings	%
Lots with the original listed building standing in good condition	213	35
Empty lots with the listed building demolished	117	19
Lots with a restored listed buildings	27	4
Lots where the listed building is demolished and an identical or similar structure is constructed in its place	146	24
Lots with listed building is demolished and a new structure with a different form or dimensions is constructed in its place	113	19
<b>Total</b>	<b>616</b>	<b>100</b>

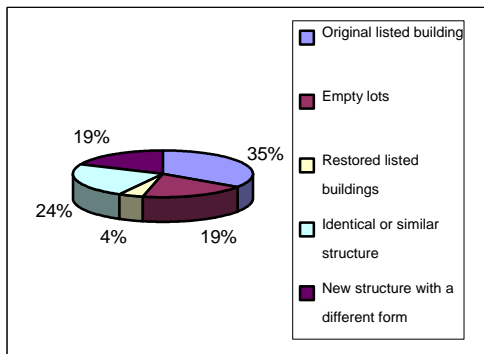
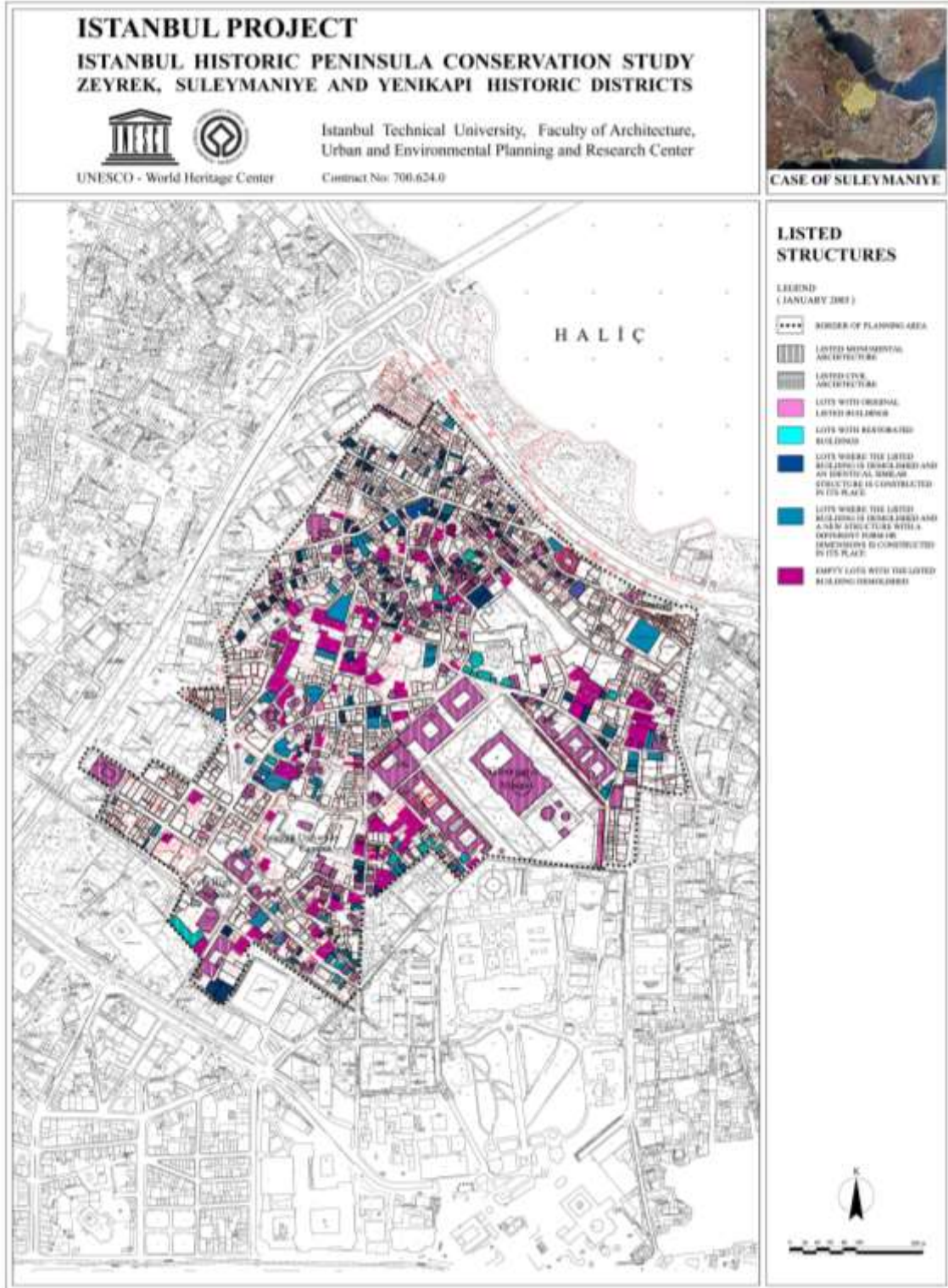


Figure 42. Restorated Listed Buildings



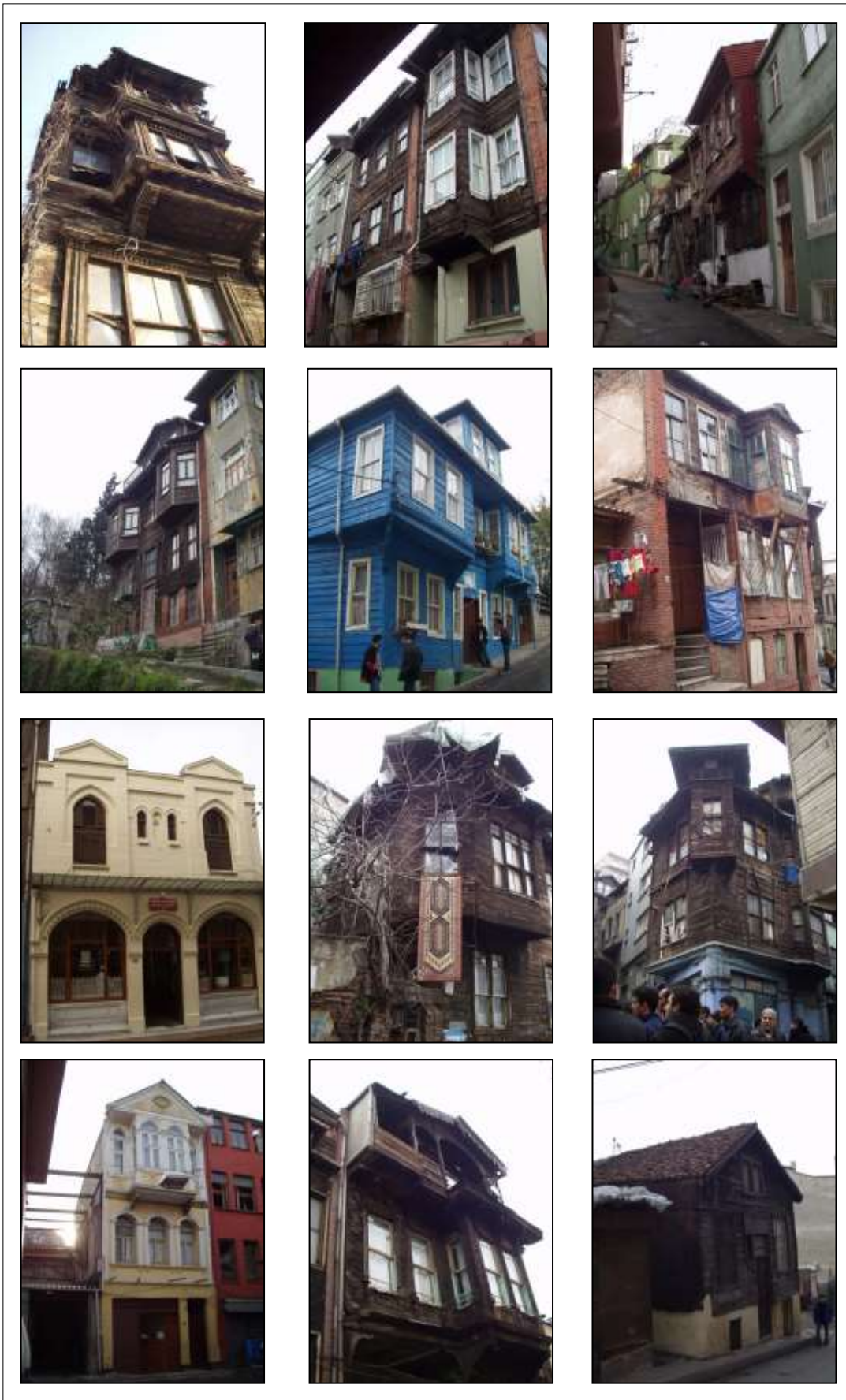


Figure 44. Listed Civil Architecture





Figure 45. Timber Building in Detail



Figure 46. A Monumental Structure



Figure 47. A Timber Building in Good Condition



Figure 48. Detail of a Timber Building



Figure 49. Detail of a Timber Building

### **Important Monumental Structures in Süleymaniye Conservation Area**

The monumental structures define the historical value of the Süleymaniye Conservation Area. Distinctive structures belonging to the 16th and 17th centuries symbolise the power of the Ottoman Empire. However, the massive regeneration efforts of industrialisation display one of its most destructive effects on Süleymaniye. The majority of the monumental structures were destroyed with 'modernisation' attempts. Below, some of the important monumental structures are given as examples from the Süleymaniye Conservation Area (Figure 55). They are the Süleymaniye Complex, the Madrasa of Kepenekçi Hoca Sinan, the Madrasa of Ekmekçi Ahmed Paşa, the Madrasa of Siyavus Paşa and the Tomb of Architect Sinan.

#### ***The Süleymaniye Complex***

The Süleymaniye Mosque, situated on the third hill of the Historic Peninsula, dominates the skyline of the city. It is one of the most impressive works of the classical period in Istanbul, built between 1550 and 1557 by Architect Sinan. The Architect called it a work of his training period. The magnificence of the Mosque, reflected in its architecture, also prevails in the interior.

The Complex includes a primary school, four madrasas, a medical school, a hospital, a public kitchen, a guesthouse and a public bath, as well as the mausoleums of Kanuni Sultan Süleyman and Hürrem Sultan (Akşit, 2000).

The hilly structure of the land was the reason for the difficulty in its construction. However, the grading studies of Architect Sinan made the Mosque the most significant achievement of the century by defining the silhouette of the Istanbul Historic Peninsula (Muller-Wiener, 2001).

In the 16th century, after the death of Hürrem Sultan, Architect Sinan constructed a tomb in the garden behind the Mosque in 1566-1567. During the same period, in 1587, Sinan built his own tomb north of the Mosque (Muller-Wiener, 2001).

In 1660, a big fire destroyed the major parts of the Süleymaniye Mosque. The lead-made domes and minarets were melted and some structures near the Complex were damaged (Müller-Wiener, 2001).

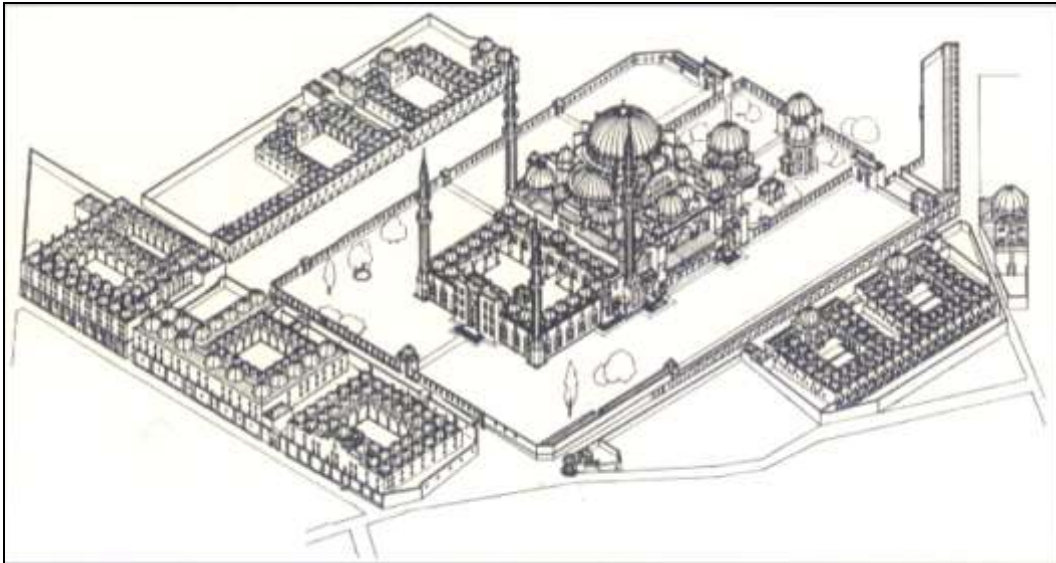


Figure 50. A Drawing of the Süleymaniye Complex

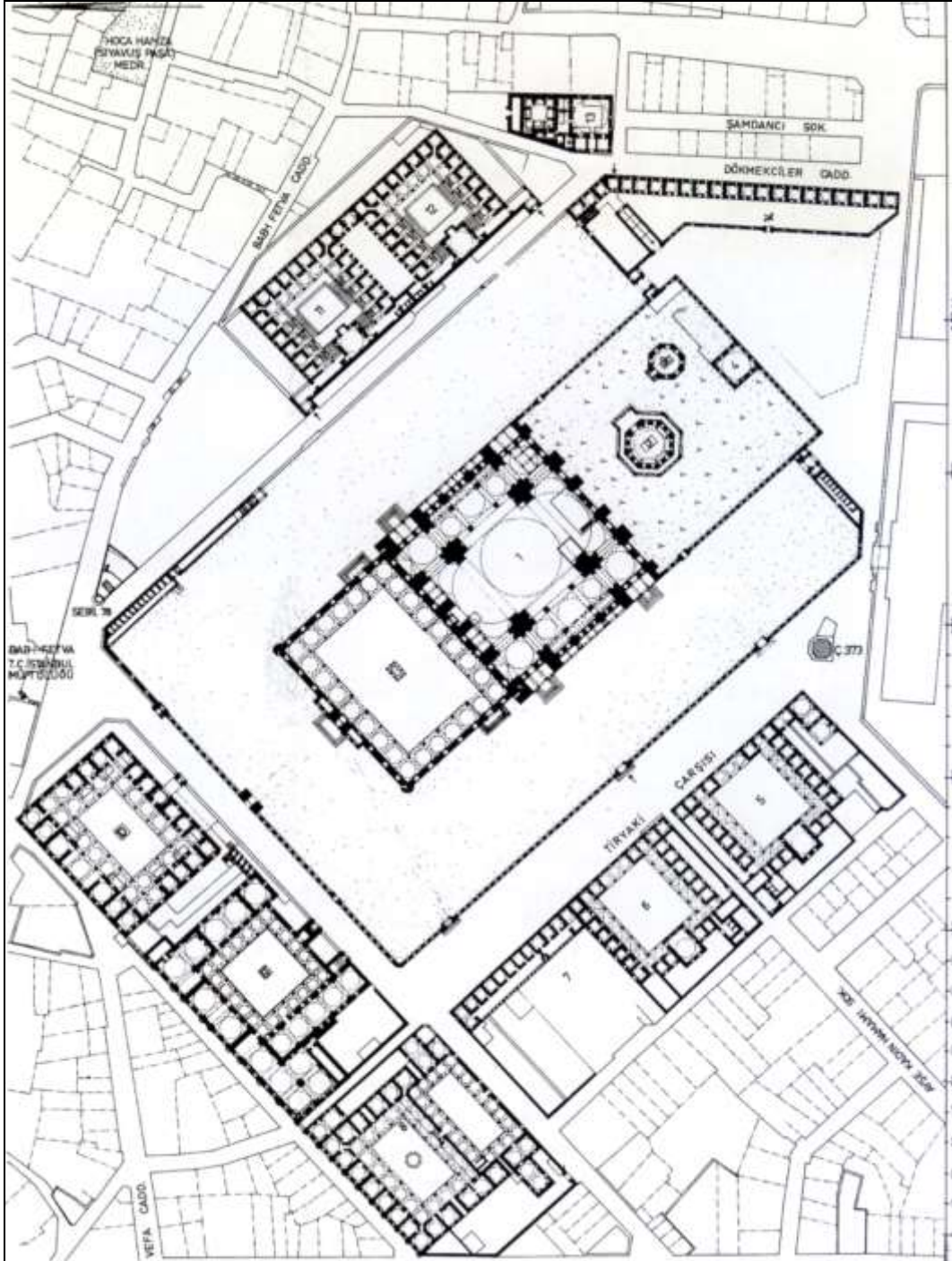


Figure 51. Plan of the Süleymaniye Complex

The foundation hospital and the medical school were closed because of the construction of new hospitals in Süleymaniye in the period of 1840 and 1845. In 1869, the interior parts were redecorated and the writings were handled by calligrapher Sersikkezen Abdülfettah Efendi (Muller-Wiener, 2001). In the 20th century, the old kitchen was regenerated into the Foundation Museum. From 1959 to 1969, some efforts for maintenance and restoration of the Mosque and the foundation structures were carried out (Muller-Wiener, 2001).



Figure 52. The Süleymaniye Complex



Figure 53. The Süleymaniye Complex



Figure 54. The Süleymaniye Complex



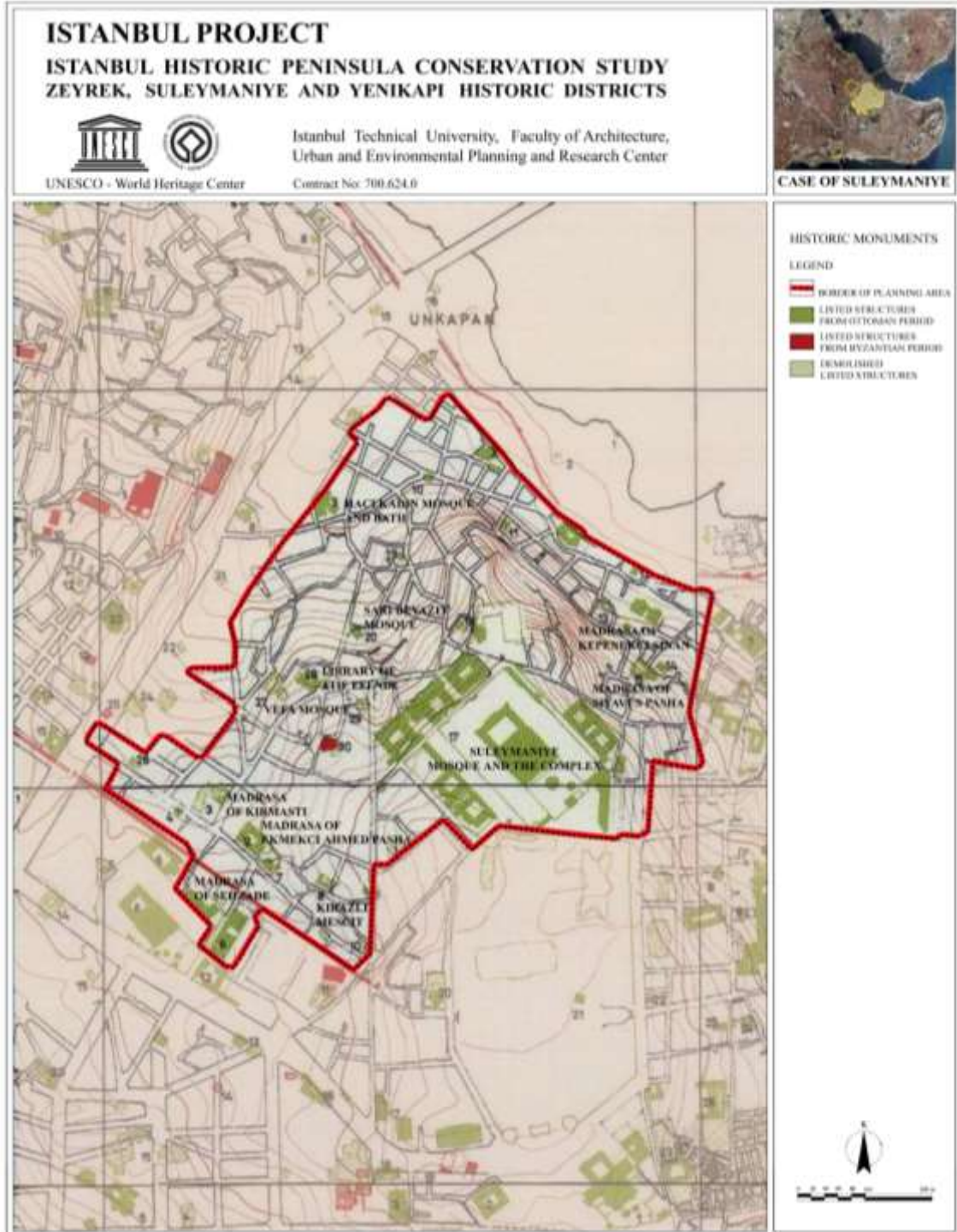


Figure 55. Listed Monumental Buildings in the Süleymaniye Conservation Area



Figure 56. The Süleymaniye Complex



Figure 57. The Süleymaniye Complex



Figure 58. The Süleymaniye Mosque

### ***Madrasa of Kepenekçi Hoca Sinan***

The Madrasa of Kepenekçi Hoca Sinan, built in about 1546, lies at the foot of the Süleymaniye hill. It is one of the early works of Architect Sinan. The building, which consists of a classroom and a cell, is now occupied by various enterprises although it was foundation property originally.

According to a document from the 19th century, the madrasa had a classroom, nine cells and a fountain. To the northwest of the classroom, there is a small graveyard for the founder and his family. Being typical of Sinan's architecture, the structure has to be preserved (Ahunbay, 1998).



Figure 59. Madrasa of Kepenekçi Hoca Sinan

### ***Madrasa of Ekmekçi Ahmed Paşa***

The madrasa was constructed by Defterdar Ekmekçi Ahmed Paşa in the beginning of the 17th century. The structure was damaged by the 1660 fire and ignored till the 1960s. It was rebuilt by the General Directory of Foundations between 1966 and 1968 and redesigned to function as a student dormitory (Muller-Wiener, 2001).



Figure 60. Madrasa of Ekmekçi Ahmed Paşa

### ***Madrasa of Siyavus Paşa***

Siyavus Paşa was the brother of Sultan Murat III and served as Grand Vizier three times. The building is designed to fit an irregular and inclined piece of land, probably by Architect Davud Ağa. The site was arranged by putting the classroom at the narrow corner and raising the Madrasa above a vaulted substructure.

The timber-roofed colonnade in front of the cells has disappeared today. But the classroom and the cells have survived in a dilapidated state (Ahunbay, 1998).



Figure 61. Madrasa of Siyavus Paşa

### ***The Tomb of Architect Sinan***

Architect Sinan constructed his own tomb in the second quarter of the 16<sup>th</sup> century, next to the free water kiosk built in the memory of Kanuni Sultan Süleyman. It was a structure sitting on six columns with a dome. Architect Sinan was buried in 1588. In 1922, Architect Ali Talat Bey found the grave and helped to restore the structure. The surrounding walls are the product of that period (Müller-Wiener, 2001).



Figure 62. The Tomb of Architect Sinan



Figure 63. Kirazlı Mescit



Figure 64. Kayserili Ahmed Paşa Mansion



Figure 65. Madrasa of Kirmasti



Figure 66. Old Health Centre



Figure 67. The Library of Atıf Efendi



## **SOCIAL STRUCTURE ANALYSIS SÜLEYMANIYE CONSERVATION AREA**

The social structure analysis constitutes the other major achievement, following the physical structure analysis, for building up a new scheme for the Süleymaniye Conservation Study.

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 historical environment. Information was gathered from 100 households equally shared between listed and non-listed buildings.



*Figure 60. Life on the Streets of Süleymaniye*

### **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 11a. Family Size (Total)

Family Size	Number of Persons	%
1 - 2 people	7	7
3 - 4 people	30	30
5 - 6 people	33	33
7 - 8 people	24	24
8 +	6	6
<b>Total</b>	<b>100</b>	<b>100</b>

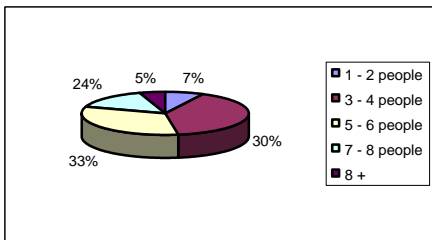


Table and Graphic 11b. Family Size (Listed Buildings)

Family Size	Number of Persons	%
1 - 2 people	4	8
3 - 4 people	20	40
5 - 6 people	16	32
7 - 8 people	8	16
8 +	3	6
<b>Total</b>	<b>50</b>	<b>100</b>

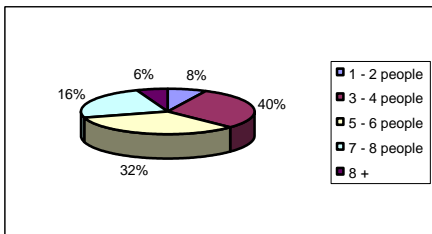
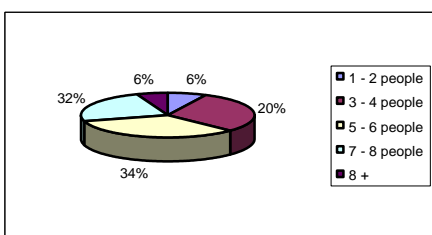


Table and Graphic 11c. Family Size (Non-listed Buildings)

Family Size	Number of Persons	%
1 - 2 people	3	6
3 - 4 people	10	20
5 - 6 people	17	34
7 - 8 people	16	32
8 +	3	6
<b>Total</b>	<b>50</b>	<b>100</b>



Most of the families surveyed in the planning area were extended families of more than 5 people. After collecting the results of the questionnaires, the ratio of families of more than 5 people was at 63%. The percentage of family size with 1-2 people is 7, 3-4 is 30, 5-6 is 33, 7-8 is 24 and more than 8 people is 6 (Table and Graphic 11a). 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 noticeable difference in the percentage of families of 1-2, 5-6 and 8. The highest proportional difference is to be found in families of 3-4 and more than 7-8 people. While the percentage of families having 3-4 people in listed buildings is 40, that of non-listed buildings is 20.

Similarly, the percentage of families of 7-8 people in listed buildings is twice the percentage in non-listed-buildings. This stems from the fact of 'bachelor houses'. These houses, generally listed, are filled with nearly 7-8 or more men sharing the same rooms who have come from the undeveloped regions of Turkey (Tables and Graphics 11b, 11c).

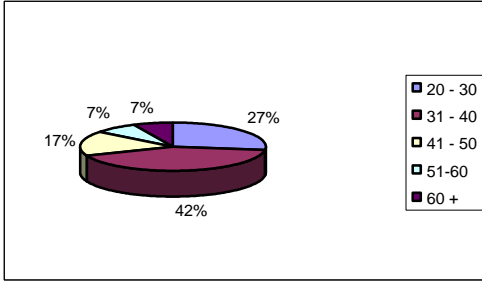


Figure 68. A Bachelor House

### Mother's Age

Table and Graphic 12a. Mother's Age (Total)

Mother's Age	Number of Persons	%
20 – 30	26	27
31 – 40	40	42
41 – 50	16	17
51-60	7	7
60 +	7	7
<b>Total</b>	<b>96</b>	<b>100</b>



Of the 100 families included in the survey, there is no mother younger than 20. The majority of the mothers in the region between 30 and 40 are with a figure of 42%, next is the 20-30 years age group with a percentage of 27 (Table and Graphic 12a).

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 slightly different from the situation in Süleymaniye (DIE, 2000).

Comparing the figures for listed and non-listed buildings, it is found that there is no significant difference between the percentages of age groups for the families living in listed or non-listed buildings (Tables and Graphics 12b, 12c).

Table and Graphic 12b. Mother's Age (Listed Buildings)

Mother's Age	Number of Persons	%
20 – 30	13	26
31 – 40	21	42
41 – 50	8	16
51-60	4	8
60 +	5	10
<b>Total</b>	<b>50</b>	<b>100</b>

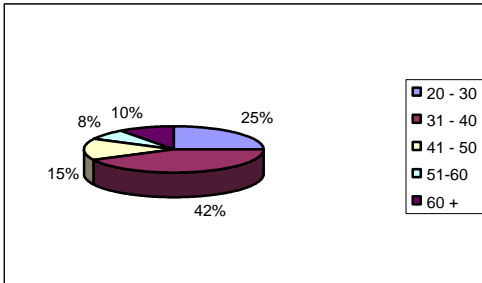
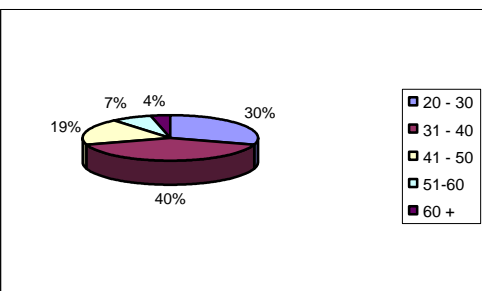


Table and Graphic 12c. Mother's Age (Non-listed Buildings)

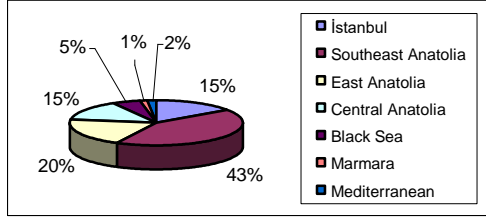
Mother's Age	Number of Persons	%
20 – 30	14	30
31 – 40	19	40
41 – 50	9	19
51-60	3	7
60 +	2	4
<b>Total</b>	<b>46</b>	<b>100</b>



### Mother's Place of Birth

Table and Graphic 13a. Mother's Place of Birth (Total)

Mother's Place of Birth	Number of Persons	%
Istanbul	15	15
Southeast Anatolia	40	43
East Anatolia	19	20
Central Anatolia	14	15
Black Sea	5	5
Marmara	1	1
Mediterranean	2	2
<b>Total</b>	<b>96</b>	<b>100</b>



The greatest percentage of the mothers (43) were born in cities of Southeast Anatolia, generally from Adiyaman or Mardin. The percentage of mothers born in East Anatolia is 20. The ratio decreases to 5% considering the Black Sea Region.

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

As a general condition of the historic centres, Istanbul, as a mother's place of birth, has not a large proportion at 15.3%. The percentage of mothers' places of birth does not change significantly with respect to listed and non-listed buildings for the places other than Istanbul. What is surprising is that the ratio of mothers from Istanbul decreases to 7 from 22 in non-listed buildings when compared to listed ones (Tables and Graphics 13a, 13b, 13c).

Table and Graphic 13b. Mother's Place of Birth (Listed Buildings)

Mother's Place of Birth	Number of Persons	%
Istanbul	11	22
Southeast Anatolia	20	40
East Anatolia	9	18
Central Anatolia	9	18
Marmara	1	2
<b>Total</b>	<b>50</b>	<b>100</b>

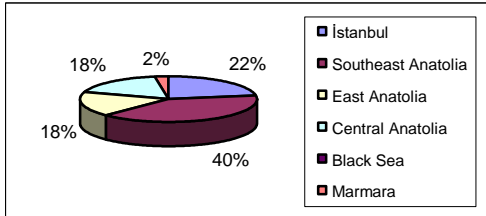
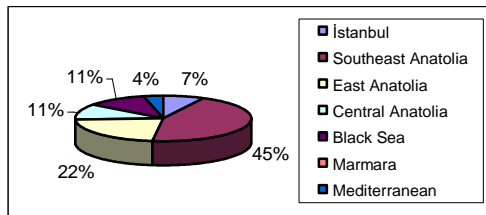


Table and Graphic 13c. Mother's Place of Birth (Non-listed Buildings)

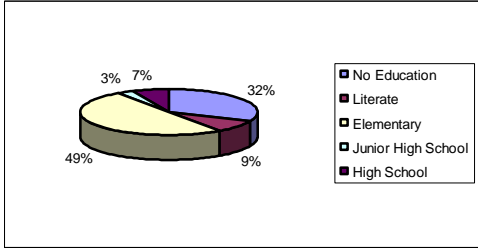
Mother's Place of Birth	Number of Persons	%
Istanbul	3	7
Southeast Anatolia	20	45
East Anatolia	10	22
Central Anatolia	5	11
Black Sea	5	11
Mediterranean	2	4
<b>Total</b>	<b>46</b>	<b>100</b>



### Mother's Education

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

Mother's Education	Number of Persons	%
No Education	30	32
Literate	8	9
Elementary	48	49
Junior High School	3	3
High School	6	7
<b>Total</b>	<b>96</b>	<b>100</b>



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

Most of the mothers covered by the survey were at the level of elementary school with a percentage of 49. The proportion of mothers with no education is also high (32%). There were no university graduate mothers encountered in the survey sample (Table and Graphic 14a).

The comparison between listed and non-listed buildings indicates that the level of education of mothers in non-listed buildings is a bit higher. The percentage of mothers having no education is 30 in listed buildings and 33 in non-listed buildings, while the percentage of mothers graduated from junior high or high school is 4 in listed and 15 in non-listed buildings (Tables and Graphics 14b, 14c).

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

Mother's Education	Number of Persons	%
No Education	15	30
Literate	5	10
Elementary	28	56
Junior High School	1	2
High School	1	2
<b>Total</b>	<b>50</b>	<b>100</b>

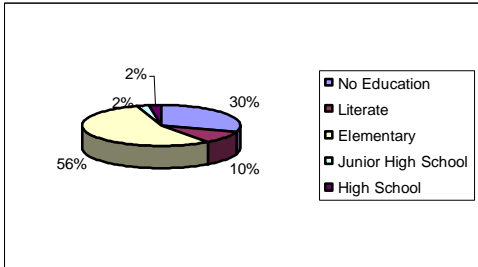
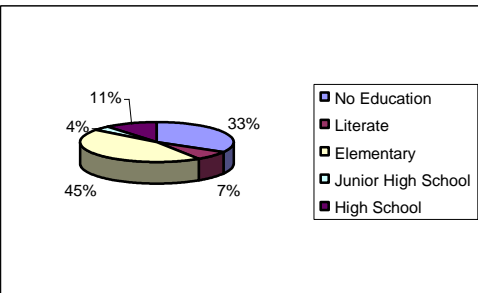


Table and Graphic 14c. Mother's Education (Non-listed Buildings)

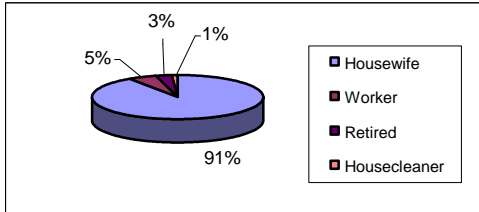
Mother's Education	Number of Persons	%
No Education	15	33
Literate	3	7
Elementary	20	45
Junior High School	2	4
High School	5	11
<b>Total</b>	<b>46</b>	<b>100</b>



### Mother's Occupation

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

Mother's Occupation	Number of Persons	%
Housewife	87	91
Worker	5	5
Retired	3	3
Housecleaner	1	1
<b>Total</b>	<b>96</b>	<b>100</b>

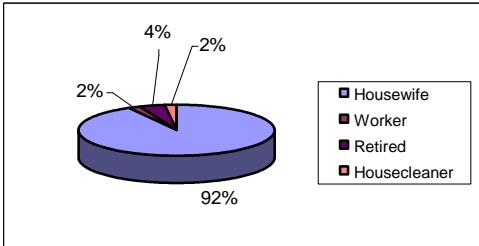


Housewives dominate the conservation area with a percentage of 91. There is only a small percentage of mothers who are working (5%). The retired make up only 3% of the total and also there is a small portion of mothers working as housecleaners at 1% (Table and Graphic 15a).

There is a negligible difference between the proportions of working mothers in listed and non-listed buildings, but the number of working mothers is higher in non-listed buildings (Tables and Graphics 15b, 15c).

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

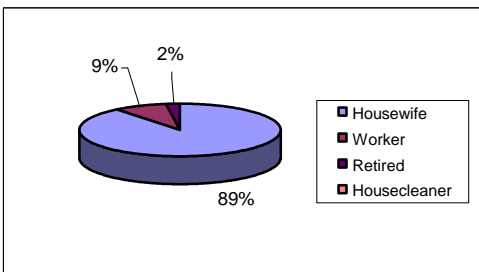
Mother's Occupation	Number of Persons	%
Housewife	46	92
Worker	1	2
Retired	2	4
Housecleaner	1	2
<b>Total</b>	<b>50</b>	<b>100</b>



The proportion of the employed population for females is 84% in Istanbul. According to the 2000 Population Census of Istanbul, 50% of the employed female population works in the services and industry sectors. The proportion of regular employees is 75% for the male population, 3% of whom are self-employed. The rate of unemployment is 15.9% (DIE, 2000).

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

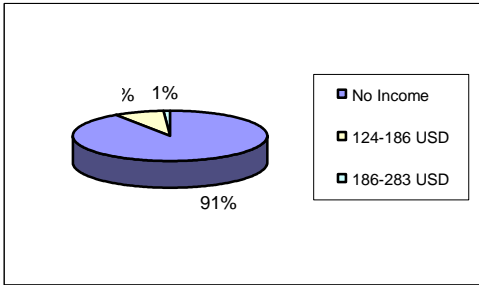
Mother's Occupation	Number of Persons	%
Housewife	41	89
Worker	4	9
Retired	1	2
<b>Total</b>	<b>46</b>	<b>100</b>



**Mother's Income**

Table and Graphic 16a. Mother's Income (Total)

Mother's Income	Number of Persons	%
No Income	87	91
124-186 USD	8	8
186-284 USD	1	1
<b>Total</b>	<b>96</b>	<b>100</b>



Since most of the mothers polled are housewives, the majority does not have separate income (91%) (1 USD=1.622 YTL, March 2003).

The ones having personal monthly income (8%) earn 124-186 USD and 1% earn 186-284 USD (Table and Graphic 16a).

There is not much difference between listed and non-listed buildings, though; the percentage of mothers with no income is a little bit higher in listed buildings. The number of mothers having a monthly income of 124-186 USD is higher in non-listed buildings, a difference of 5% (Tables and Graphics 16b, 16c).

Table and Graphic 16b. Mother's Income (Listed Buildings)

Mother's Income	Number of Persons	%
No Income	46	92
124-186 USD	3	6
186-284 USD	1	2
<b>Total</b>	<b>50</b>	<b>100</b>

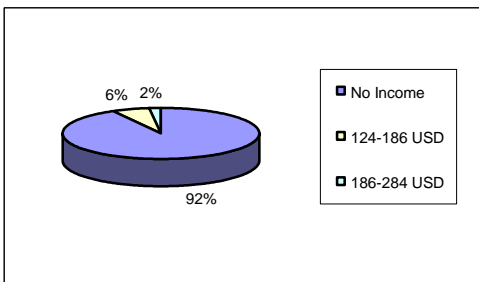
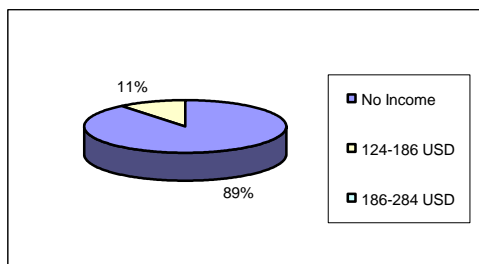


Table and Graphic 16c. Mother's Income (Non-listed Buildings)

Mother's Income	Number of Persons	%
No Income	41	89
124-186 USD	5	11
<b>Total</b>	<b>46</b>	<b>100</b>



### Father's Age

Table and Graphic 17a. Father's Age (Total)

Father's Age	Number of Persons	%
20 – 30	15	16
31 – 40	39	43
41 – 50	22	24
51-60	11	11
60 +	5	6
<b>Total</b>	<b>92</b>	<b>100</b>

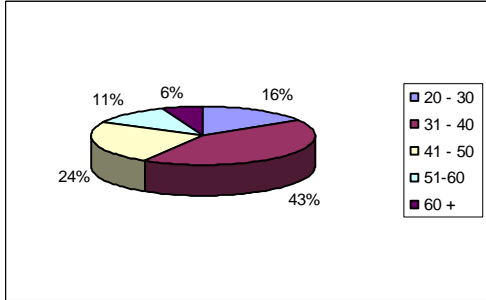


Table and Graphic 17b. Father's Age (Listed Buildings)

Father's Age	Number of Persons	%
20 – 30	6	14
31 – 40	19	40
41 – 50	14	30
51-60	4	8
60 +	4	8
<b>Total</b>	<b>46</b>	<b>100</b>

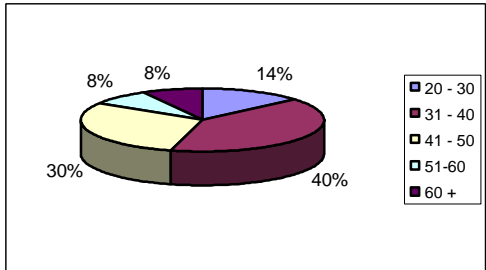
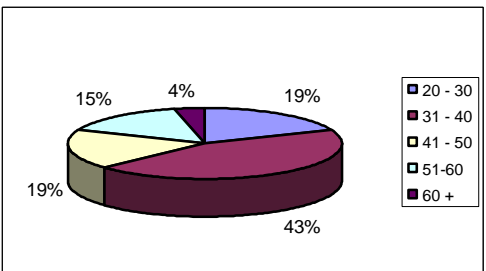


Table and Graphic 17c. Father's Age (Non-listed Buildings)

Father's Age	Number of Persons	%
20 – 30	9	19
31 – 40	20	43
41 – 50	9	19
51-60	7	15
60 +	2	4
<b>Total</b>	<b>46</b>	<b>100</b>



Of the 92 fathers out of the 100 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 43%, next are the fathers between 40 and 50 at 24%, 20 and 30 at 16% (Table and Graphic 17a).

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 different than the situation in Süleymaniye. The median is 25.9 according to the 2000 Population Census of Istanbul (DIE, 2000).

Comparing the figures for listed and non-listed buildings, it is found that a difference appears in the group of 40-50 year-old fathers. The percentage is 30% in listed buildings, while the percentage is 19 for non-listed ones. The ratio of fathers at the age greater than 60 is more in listed-buildings than in non-listed buildings (Tables and Graphics 17 a, 17b, 17c).



### Father's Place of Birth

Table and Graphic 18a. Father's Place of Birth (Total)

Father's Place of Birth	Number of Persons	%
Istanbul	11	12
Southeast Anatolia	40	44
East Anatolia	19	20
Central Anatolia	14	15
Black Sea	5	5
Marmara	1	2
Mediterranean	2	2
<b>Total</b>	<b>92</b>	<b>100</b>

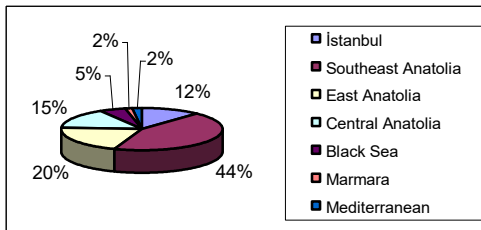


Table and Graphic 18b. Father's Place of Birth (Listed Buildings)

Father's Place of Birth	Number of Persons	%
Istanbul	8	16
Southeast Anatolia	20	43
East Anatolia	9	19
Central Anatolia	9	19
Marmara	1	3
<b>Total</b>	<b>46</b>	<b>100</b>

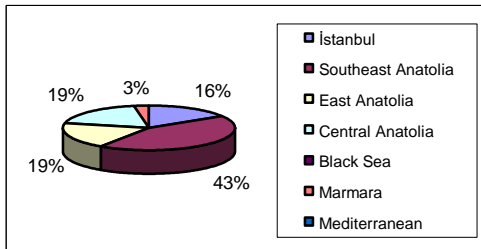
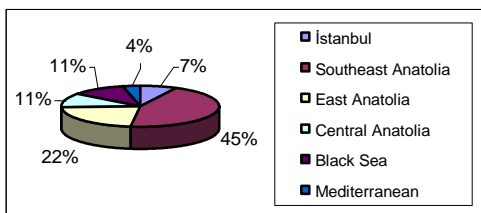


Table and Graphic 18c. Father's Place of Birth (Non-listed Buildings)

Father's Place of Birth	Number of Persons	%
Istanbul	3	7
Southeast Anatolia	20	45
East Anatolia	10	22
Central Anatolia	5	11
Black Sea	5	11
Mediterranean	2	4
<b>Total</b>	<b>46</b>	<b>100</b>



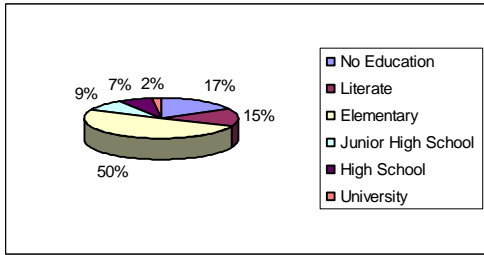
The percentages for father's places of birth are similar to those of mothers. 44% of fathers included in the survey were born in cities of Southeast Anatolia, especially Adiyaman and Mardin. The percentage of fathers born in East Anatolia is 20, while that of the Black Sea Region is 5. Istanbul as a father's place of birth has a lower percentage than mother's, at 12%. To make a comparison, the percentage of fathers born in East, South-east Anatolia Region is respectively 19 and 43 in listed buildings and 22 and 45 in non-listed buildings. There are no family fathers from the Black Sea or Mediterranean Regions living in the listed buildings and no fathers from the Marmara Region living in non-listed buildings (Tables and Graphics 18a, 18b, 18c).

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

### Father's Education

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

Father's Education	Number of Persons	%
No Education	16	17
Literate	13	15
Elementary	46	50
Junior High School	8	9
High School	7	7
University	2	2
<b>Total</b>	<b>92</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 no difference among fathers when compared to mothers. Most of the fathers were at the level of elementary school with a percentage of 50, comparatively the percentage of mothers at the elementary school level is 50. The proportion of fathers with no education is 17%, although the figure rises to 34% for mothers. 2% are university graduates.

The comparison between listed and non-listed buildings indicates that the level of education of the fathers in non-listed buildings is higher. The percentage of fathers having no education shows a slight difference between listed and non-listed buildings. 8% of fathers in listed buildings and 26% of fathers in non-listed buildings have no education, but the percentage when junior high, high school and university graduates are considered, is higher in non-listed buildings with the ratio of 11 to 26 (Tables and Graphics 19a, 19b, 19c).

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

Father's Education	Number of Persons	%
No Education	4	8
Literate	10	22
Elementary	28	59
Junior High School	5	11
High School		
University		
<b>Total</b>	<b>46</b>	<b>100</b>

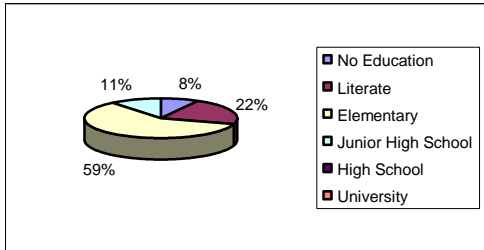
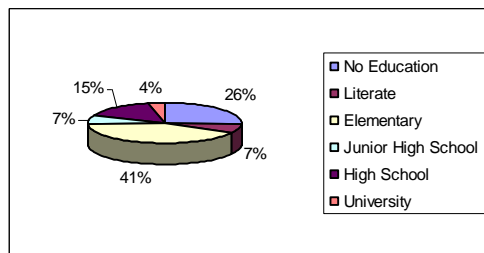


Table and Graphic 19c. Father's Education (Non-listed Buildings)

Father's Education	Number of Persons	%
No Education	12	26
Literate	3	7
Elementary	19	41
Junior High School	3	7
High School	7	15
University	2	4
<b>Total</b>	<b>46</b>	<b>100</b>



### Father's Occupation

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

Father's Occupation	Number of Persons	%
Self-Employed	38	41
Worker	11	12
Peddler	16	18
Civil Servant	9	10
Engineer	10	11
Retired	6	6
Unemployed	2	2
<b>Total</b>	<b>92</b>	<b>100</b>

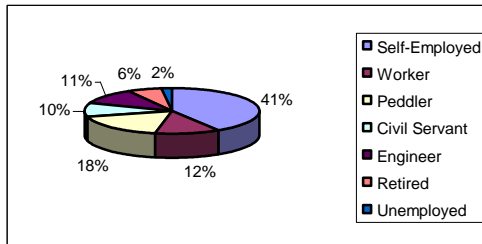


Table and Graphic 20b. Father's Occupation (Listed Buildings)

Father's Occupation	Number of Persons	%
Self-Employed	23	50
Worker	3	5
Peddler	11	24
Civil Servant	8	16
Retired	3	5
<b>Total</b>	<b>46</b>	<b>100</b>

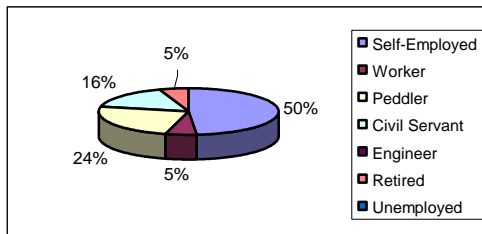
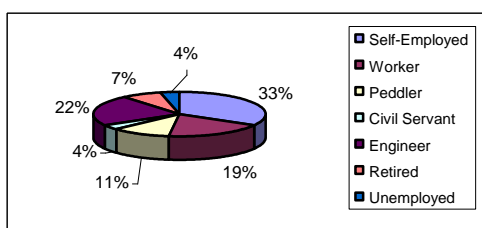


Table and Graphic 20c. Father's Occupation (Non-listed Buildings)

Father's Occupation	Number of Persons	%
Self-Employed	15	33
Worker	9	19
Peddler	5	11
Civil Servant	2	4
Engineer	10	22
Retired	3	7
Unemployed	2	4
<b>Total</b>	<b>46</b>	<b>100</b>



Among the families surveyed, 41% of the fathers are self-employed; 18% of them are peddlers, 12% are workers and 6% are retired.

The survey revealed that the inhabitants of the region mostly work in marginal jobs and the manufactural textile sector. The percentage of unemployed is rather low (2).

Comparing the figures for listed and non-listed buildings indicates that the percentages of peddlers are lower and workers are higher in non-listed buildings. The percentage of fathers working as peddlers in listed buildings is 24 and 11 in non-listed buildings and the percentage of workers is 5 in listed buildings where the percentage is 19 in non-listed buildings. The unemployment level is higher in non-listed buildings compared to listed buildings. There is no one out of a job in listed buildings and the percentage is 4 in non-listed ones (Tables and Graphics 20a, 20b, 20c).

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).

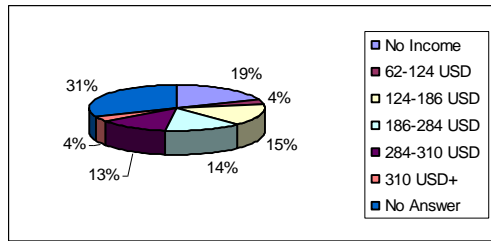


Figure 69. Child Labour in Süleymaniye

### Father's Income

Table and Graphic 21a. Father's Income (Total)

Father's Income	Number of Persons	%
No income	18	19
62-124 USD	3	4
124-186 USD	14	15
186-284 USD	13	14
284-310 USD	12	13
310 USD+	3	4
No answer	29	31
<b>Total</b>	<b>92</b>	<b>100</b>

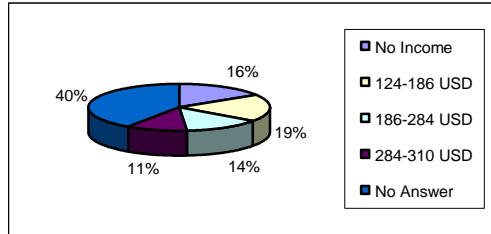


In the survey of father's income, 31% of the total respondents did not give exact answers to that question. The December 2002 questionnaire results indicate that only 17% of the 92 respondents earn more than 284 USD per month. The ratio of fathers having a monthly income of 62-124 USD is 4%, that of 124-186 USD is 15% and that of 186-284 USD is 14%. Also there is a group of 19% who have no income (1 USD=1.622 YTL, March 2003).

Of the 46 families in listed buildings, 40.7% did not give an exact answer to the question because they are unemployed or temporary workers. The percentage descends to 22% in non-listed buildings. There is a high percentage of unemployed. The ratio is 16% to 23%, higher for the ones living in non-listed buildings (Table and Graphic 21a).

Table and Graphic 21b. Father's Income (Listed Buildings)

Father's Income	Number of Persons	%
No income	8	16
124-186 USD	9	19
186-284 USD	6	14
284-310 USD	5	11
No answer	19	40
<b>Total</b>	<b>46</b>	<b>100</b>

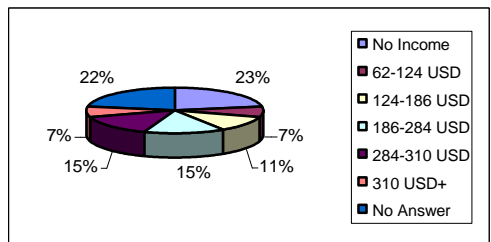


In a comparison between listed and non-listed buildings, the income level of fathers living in non-listed buildings is much higher than ones living in listed buildings.

The ratio of fathers having a monthly income of less than 186 USD is 18% in non-listed buildings and 19% in listed ones. There is no father earning more than 310 USD living in listed buildings (Tables and Graphics 21b, 21c).

Table and Graphic 21c. Father's Income (Non-listed Buildings)

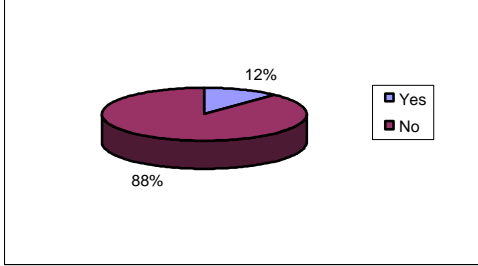
Father's Income	Number of Persons	%
No income	10	23
62-124 USD	3	7
124-186 USD	5	11
186-284 USD	7	15
284-310 USD	7	15
310 USD+	3	7
No answer	10	22
<b>Total</b>	<b>46</b>	<b>100</b>



### Vehicle Ownership

Table and Graphic 22a. Vehicle Ownership (Total)

Vehicle Ownership	Number of Persons	%
Have Car	12	12
Have No Car	88	88
<b>Total</b>	<b>100</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 Süleymaniye is only 12%.

Vehicle ownership is higher in the families living in non-listed buildings. The percentage of families having a car is 10% for the ones living in listed buildings and 14% in non-listed buildings. As reported in the survey, the metro and minibuses were the most frequently used modes of transportation. But people stated that they preferred moving on foot because of monetary reasons (Tables and Graphics 22a, 22b, 22c)

Table and Graphic 22b. Vehicle Ownership (Listed Building)

Vehicle Ownership	Number of Persons	%
Have Car	5	10
Have No Car	45	90
<b>Total</b>	<b>50</b>	<b>100</b>

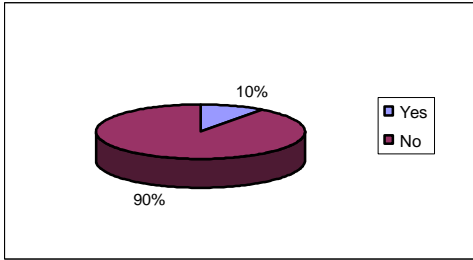
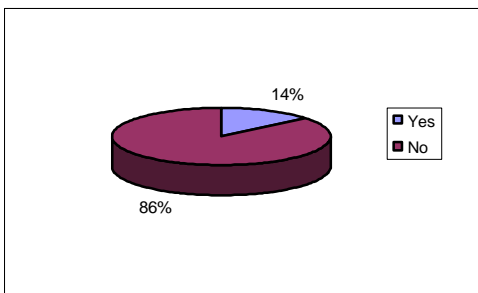


Table and Graphic 22c. Vehicle Ownership (Non-listed Building)

Vehicle Ownership	Number of Persons	%
Have Car	7	14
Have No Car	43	86
<b>Total</b>	<b>50</b>	<b>100</b>



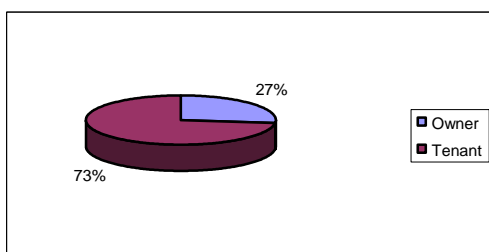
## Building – User Relationship

Building and user interaction is another important aspect of the social structure survey. Ownership of property, period of residence, location and characteristics of previous house, desire to move to a different residence, desired location, types of residence preferred, house 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 23a. Ownership of the Property (Total)

Property	Number of Persons	%
Owner	27	27
Tenant	73	73
<b>Total</b>	<b>100</b>	<b>100</b>

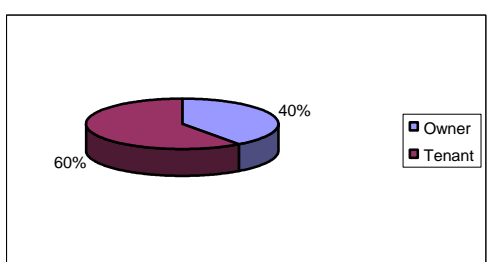


Among 100 samples of families, it was seen that the majority of the residents are tenants with a percentage of 73. The high density of tenants is the reason for the lack of maintenance and cleaning issues for the cultural property. The families included in the survey respond that they do not want to waste money on the buildings that are under others' ownership.

In both listed and non-listed buildings, the portion of tenants is more than owners, but higher in non-listed ones. The percentage of tenants is 60 in listed and 86 in non-listed buildings (Tables and Graphics 23a, 23b, 23c).

Table and Graphic 23b. Ownership of the Property (Listed Buildings)

Property	Number of Persons	%
Owner	20	40
Tenant	30	60
<b>Total</b>	<b>50</b>	<b>100</b>



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).

Table and Graphic 23c. Ownership of the Property (Non-listed Buildings)

Property	Number of Person	%
Owner	7	14
Tenant	43	86
<b>Total</b>	<b>50</b>	<b>100</b>

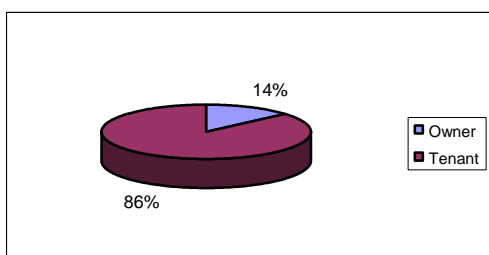
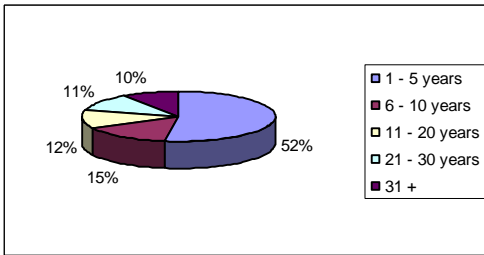


Figure 70. Informal Setting in Süleymaniye

### Period of Residence

Table and Graphic 24a. Period of Residence (Total)

Life Time	Number of Persons	%
1 - 5 years	52	52
6 - 10 years	15	15
11 - 20 years	12	12
21 - 30 years	11	11
31 +	10	10
<b>Total</b>	<b>100</b>	<b>100</b>



The survey reveals that almost half of the residents have lived in the home for a period of less than 5 years. 52% of families have lived in the home for 1-5 years, 15% of them for 6-10 years, 12% for 11-20 years, 11% for 21-30 years and 9.7% 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 60% than listed ones with 44%. The number of people living in that existing residence is higher in listed buildings, nearly twice of the non-listed ones (Tables and Graphics 24a, 24b, 24c). The survey shows the fact that Süleymaniye is a more temporary settlement for the newcomers.

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

Life Time	Number of Persons	%
1 - 5 years	22	44
6 - 10 years	5	10
11 - 20 years	10	20
21 - 30 years	6	12
31 +	7	14
<b>Total</b>	<b>50</b>	<b>100</b>

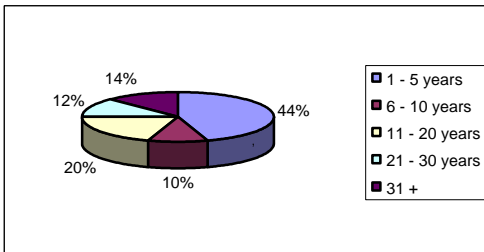
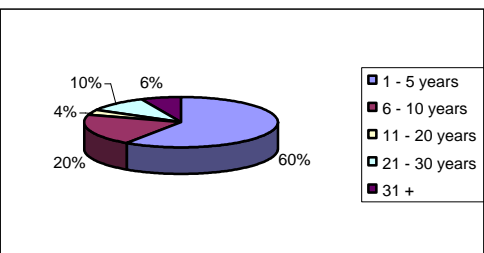


Table and Graphic 24c. Period of Residence (Non-listed Buildings)

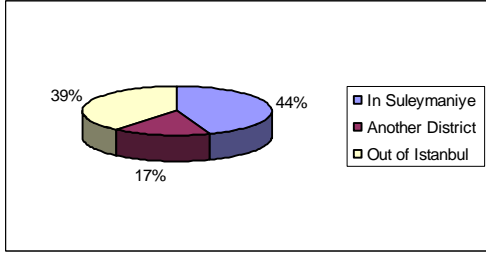
Life Time	Number of Persons	%
1 - 5 years	30	60
6 - 10 years	10	20
11 - 20 years	2	4
21 - 30 years	5	10
31 +	3	6
<b>Total</b>	<b>50</b>	<b>100</b>



### Location of Previous Residence

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

Location	Number of Persons	%
In Süleymaniye	44	44
Another District of Istanbul	17	17
Out of Istanbul	39	39
<b>Total</b>	<b>100</b>	<b>100</b>



The investigation on location of the previous residence shows the result that most of the families lived either in Süleymaniye or in another district in Istanbul before. 44% 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 39.

Comparing the figures, it is found that 52% of the families in listed buildings had lived in the same district, while nearly the same portion in non-listed buildings had lived out of Istanbul (Tables and Graphics 25a, 25b, 25c).

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

Location	Number of Persons	%
In Süleymaniye	26	52
Another District of Istanbul	10	20
Out of Istanbul	14	28
<b>Total</b>	<b>50</b>	<b>100</b>

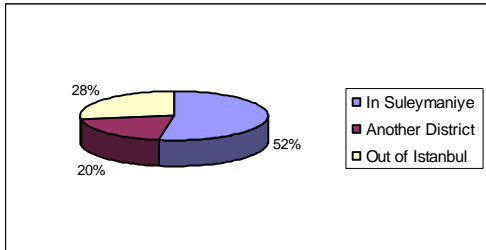
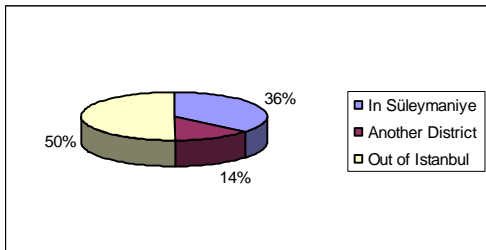


Table and Graphic 25c. Location of Previous Residence (Non-listed Buildings)

Location	Number of Persons	%
In Süleymaniye	18	36
Another District of Istanbul	7	14
Out of Istanbul	25	50
<b>Total</b>	<b>50</b>	<b>100</b>

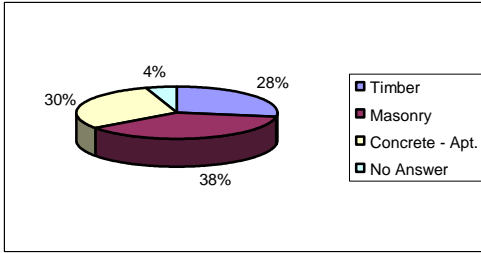




### Characteristics of the Previous Residence

Table and Graphic 26a. Characteristics of the Previous Residence (Total)

Characteristics of the Residence	Number of Persons	%
Timber	28	28
Masonry	38	38
Concrete - Apt.	30	30
No answer	4	4
<b>Total</b>	<b>100</b>	<b>100</b>



The characteristics of the previous residences of the families living in Süleymaniye show varieties in nearly equal portions. The majority with a percentage of 38 had lived in masonry dwellings previously and 30 in concrete apartments.

There is no difference between the families living in the listed and non-listed buildings when the previous residence is considered (Tables and Graphics 26a, 26b, 26c).

Table and Graphic 26b. Characteristics of the Previous Residence (Listed Buildings)

Characteristics of the Residence	Number of Persons	%
Timber	14	28
Masonry	19	38
Concrete - Apt.	15	30
No answer	2	4
<b>Total</b>	<b>50</b>	<b>100</b>

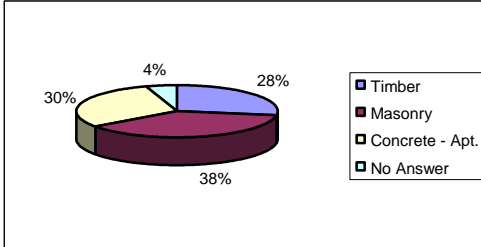
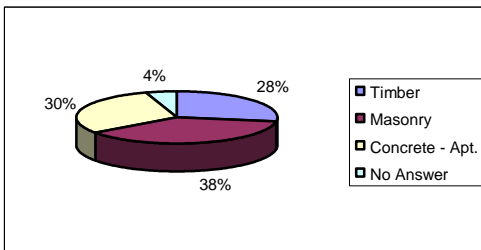


Table and Graphic 26c. Characteristics of the Previous Residence (Non-listed Buildings)

Characteristics of the Residence	Number of Persons	%
Timber	14	28
Masonry	19	38
Concrete - Apt.	15	30
No answer	2	4
<b>Total</b>	<b>50</b>	<b>100</b>



### Desire to Move to a Different Residence

Table and Graphic 27a. Desire to Move to a Different Residence (Total)

Desire to Move	Number of Persons	%
Yes	65	65
No	35	35
<b>Total</b>	<b>100</b>	<b>100</b>

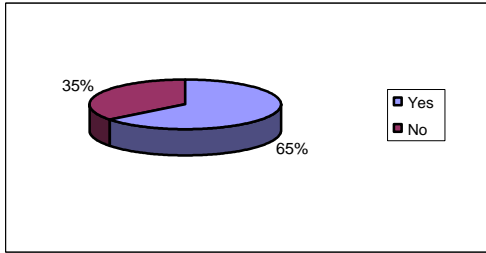


Table and Graphic 27b. Desire to Move to a Different Residence (Listed Buildings)

Desire to Move	Number of Persons	%
Yes	34	68
No	16	32
<b>Total</b>	<b>50</b>	<b>100</b>

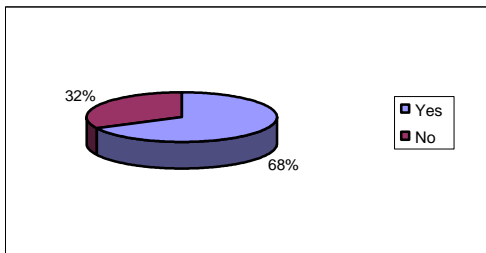
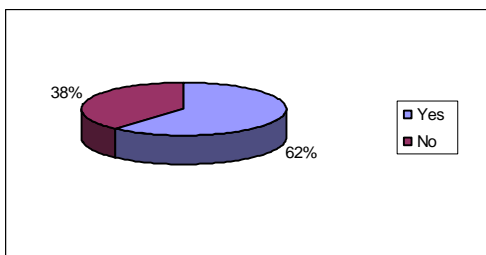


Table and Graphic 27c. Desire to Move to a Different Residence (Non-listed Buildings)

Desire to Move	Number of Persons	%
Yes	31	62
No	19	38
<b>Total</b>	<b>50</b>	<b>100</b>



The majority of the residents in the survey have a desire to move to a different residence with a percentage of 65. The ratio is a bit higher for listed buildings at 68% to 62% (Tables and Graphics 27a, 27b, 27c).

It is well-known in almost all urban sites of Istanbul that the people who migrated from undeveloped regions are more mobile in the process of the economical development of the family. The mobility occurs inside the borders that their relatives had previously lived in. So, every five years they move to a house with better conditions than the previous one, but generally near the first district they settled in.

### Desired Location to Move to

Table and Graphic 28a. Desired Location to Move to (Total)

Desired Location	Number of Persons	%
Same District	36	36
Different District	25	25
Homeland	2	2
No Answer	37	37
<b>Total</b>	<b>100</b>	<b>100</b>

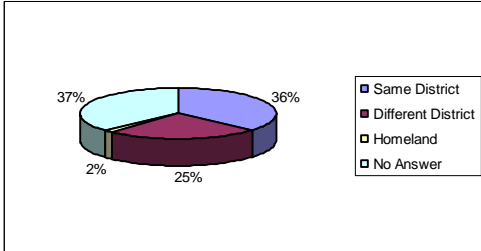


Table and Graphic 28b. Desired Location to Move to (Listed Buildings)

Desired Location	Number of Persons	%
Same District	26	52
Different District	10	20
No Answer	14	28
<b>Total</b>	<b>50</b>	<b>100</b>

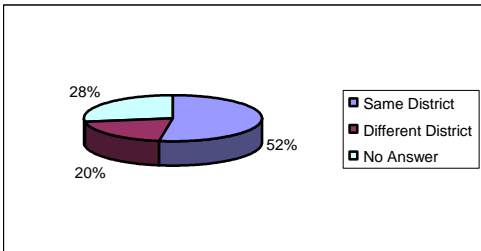
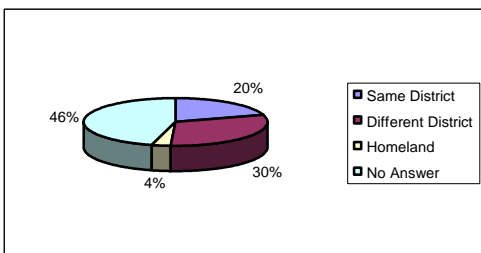


Table and Graphic 28c. Desired Location to Move to (Non-listed Buildings)

Desired Location	Number of Persons	%
Same District	10	20
Different District	15	30
Homeland	2	4
No Answer	23	46
<b>Total</b>	<b>50</b>	<b>100</b>



According to the survey, the percentage of families that do not have a desire to stay in the same district is 25, while 36 want to. The percentage of families desiring to move to their homeland is only 2.

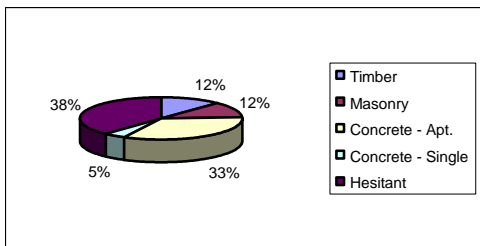
To make a comparison between listed and non-listed buildings, the percentage is 52 for the ones who desire to live in the same district, while the percentage decreases to 20 for non-listed. Nobody from the listed buildings has a desire to go back to their homeland, but in non-listed buildings 4% of the people who want to return.

60% of the families that stated they did not want to move to another district, gave monetary reasons. 20% of that ratio is from listed buildings. 40% of the ones who wanted to move to another district gave the reason of dilapidation of the district (Tables and Graphics 28a, 28b, 28c).

### Types of Residence Preferred

Table and Graphic 29a. Types of Residence Preferred (Total)

Type of Residence	Number of Persons	%
Timber	12	12
Masonry	12	12
Concrete - Apt.	33	33
Concrete - Single	5	5
Hesitant	38	38
<b>Total</b>	<b>100</b>	<b>100</b>



The majority of the families included in the survey are hesitant to indicate their preference while families who would prefer to live in a concrete dwelling are 33%. Only 12% of the respondents who are mainly owners strongly said they would prefer to live in a timber house.

18% of families living in listed and 6% of families living in non-listed buildings would prefer timber houses. The majority of residents of non-listed buildings with a ratio of 46% are hesitant. 33% of the residents in listed buildings prefer concrete dwellings and 30% of them are hesitant to make the choice (Tables and Graphics 29a,b,c).

Table and Graphic 29b. Types of Residence Preferred (Listed Buildings)

Type of Residence	Number of Persons	%
Timber	9	18
Masonry	9	18
Concrete - Apt.	16	32
Concrete - Single	1	2
Hesitant	15	30
<b>Total</b>	<b>50</b>	<b>100</b>

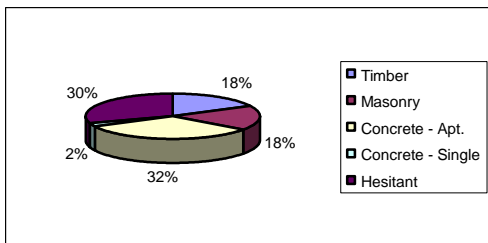
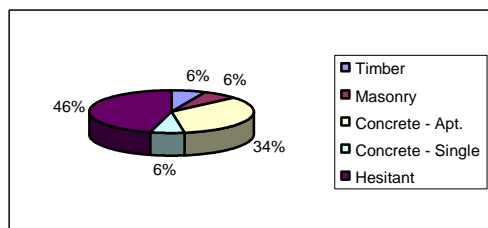


Table and Graphic 29c. Types of Residence Preferred (Non-listed Buildings)

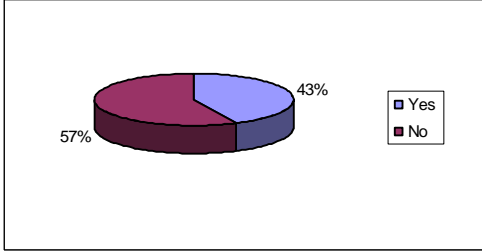
Type of Residence	Number of Persons	%
Timber	3	6
Masonry	3	6
Concrete - Apt.	17	34
Concrete - Single	3	6
Hesitant	23	46
<b>Total</b>	<b>50</b>	<b>100</b>



### Home Satisfaction

Table and Graphic 30a. Home Satisfaction (Total)

Home Satisfaction	Number of Persons	%
Yes	43	43
No	57	57
<b>Total</b>	<b>100</b>	<b>100</b>



As a criterion of residence satisfaction, families were asked whether or not their home met their needs. 43% responded that it did, while the majority (57%) said that the home did not meet their needs.

To compare, 54% of families in listed and 60% 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 30a,b,c).

Table and Graphic 30b. Home Satisfaction (Listed Buildings)

Home Satisfaction	Number of Persons	%
Yes	23	46
No	27	54
<b>Total</b>	<b>50</b>	<b>100</b>

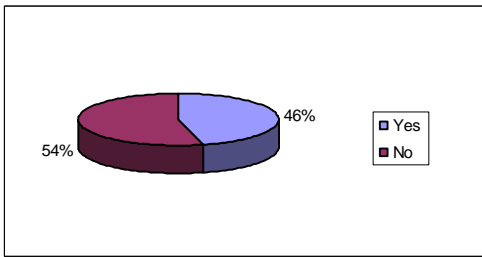
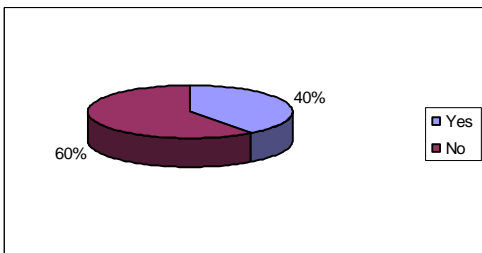


Table and Graphic 30c. Home Satisfaction (Non-listed Buildings)

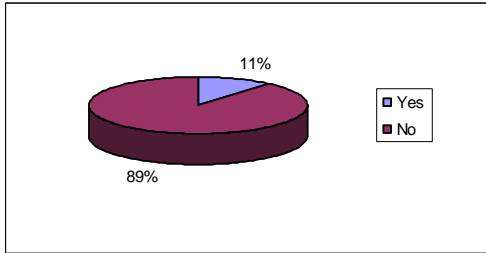
Home Satisfaction	Number of Persons	%
Yes	20	40
No	30	60
<b>Total</b>	<b>50</b>	<b>100</b>



### Desire for Home Improvement

Table and Graphic 31 a. Desire for Home Improvement (Total)

Desire for Home Improvement	Number of Persons	%
Yes	11	11
No	89	89
<b>Total</b>	<b>100</b>	<b>100</b>



Of the 100 families in the survey, 89% of them did not have a desire for home improvement; only 11% of the sample population gave an affirmative answer.

The same results were derived for residents of both listed and non-listed buildings. Again 84% of the listed buildings' and 94% of the non-listed buildings' residents gave negative answers that they had no desire for home improvement. 90% of the residents giving a negative answer stated monetary issues (Tables and Graphics 31a,b,c).

Table and Graphic 31 b. Desire for Home Improvement (Listed Buildings)

Desire for Home Improvement	Number of Persons	%
Yes	8	16
No	42	84
<b>Total</b>	<b>50</b>	<b>100</b>

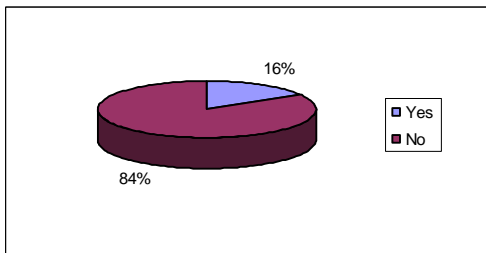
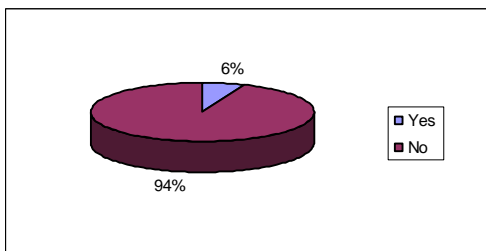


Table and Graphic 31 c. Desire for Home Improvement (Non-listed Buildings)

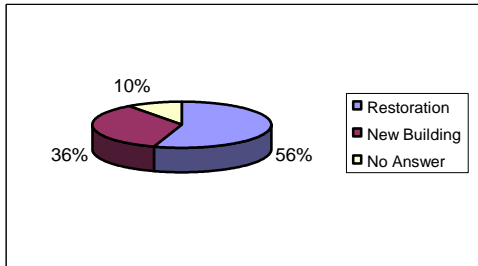
Desire for Home Improvement	Number of Persons	%
Yes	3	6
No	47	94
<b>Total</b>	<b>50</b>	<b>100</b>



### **Intervention Preference, If Sufficient Funds Available**

Table and Graphic 32. Intervention Preference (Total)

Preference of Use	Number of Persons	%
Use after restoration	28	56
New building	18	36
No answer	5	10
<b>Total</b>	<b>50</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), 56% replied that they would like to use the current residence after restoration and 36% 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 32).



Figure 71. A Ruined Listed Building

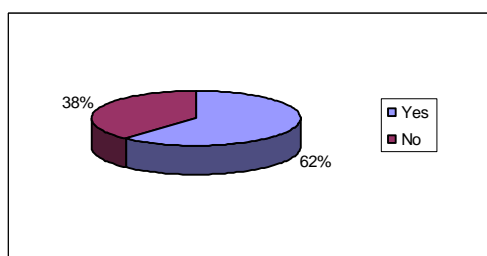
### Social Communication – Interaction Levels

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 Süleymaniye, interactive relationships with neighbours, cordial relationships with neighbours, common places for neighbourhood gatherings, desire to participate 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 Süleymaniye

Table and Graphic 33a. Other Relatives Living in Süleymaniye (Total)

Have Relatives in Süleymaniye	Number of Persons	%
Yes	62	62
No	38	38
<b>Total</b>	<b>100</b>	<b>100</b>



As a measure of social communication levels, respondents were asked if they had other relatives living in Süleymaniye. 62% responded positively, while 38% said they had no relatives living in the district.

The percentage of families having other relatives in the district among listed buildings is 58; on the other hand, the percentage increases to 66 among non-listed buildings of the families immigrated from the eastern part of Turkey (Tables and Graphics 33a,b,c).

Table and Graphic 33b. Other Relatives Living in Süleymaniye (Listed Buildings)

Have Relatives in Süleymaniye	Number of Persons	%
Yes	29	58
No	21	42
<b>Total</b>	<b>50</b>	<b>100</b>

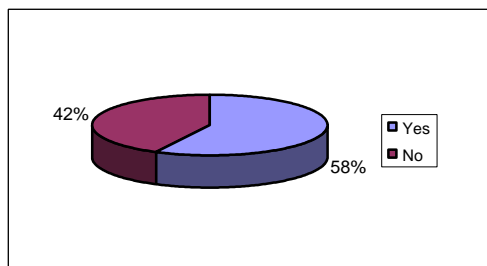
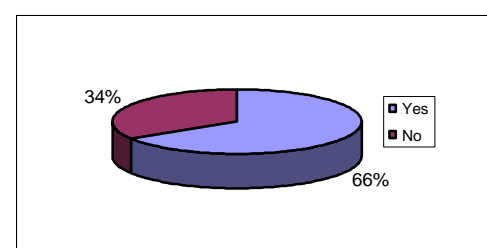


Table and Graphic 33c. Other Relatives Living in Süleymaniye (Non-listed Buildings)

Have Relatives in Süleymaniye	Number of Persons	%
Yes	33	66
No	17	34
<b>Total</b>	<b>50</b>	<b>100</b>

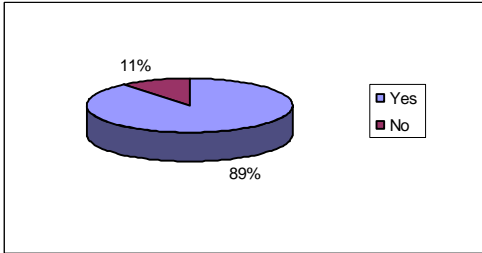




**Interactive Relationships with Neighbours**

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

Interactive Relationship	Number of Persons	%
Yes	89	89
No	11	11
<b>Total</b>	<b>100</b>	<b>100</b>



The survey determined that residents of the district had very developed interactive relationships with their neighbours with an 89% of close relationships. Only 11% of the families said that they did not have relations with their neighbours. The reasons are the differences among the origins of residents and world-views. The ratio of interaction is higher in listed buildings with a portion of 94%, yet the portion is 84% in non-listed buildings (Tables and Graphics 34a,b,c).

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

Interactive Relationship	Number of Persons	%
Yes	47	94
No	3	6
<b>Total</b>	<b>50</b>	<b>100</b>

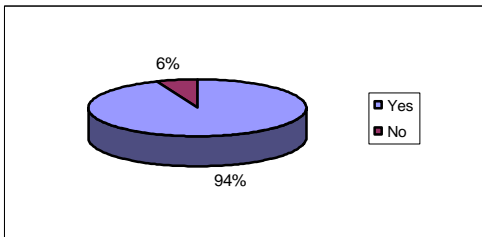
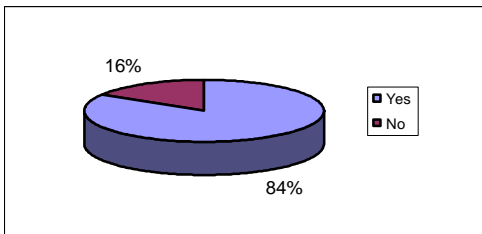


Table and Graphic 34c. Interactive Relationships with Neighbours (Non-listed Buildings)

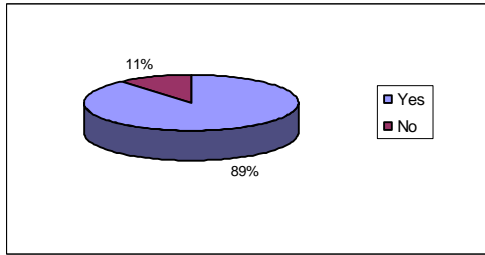
Interactive Relationship	Number of Persons	%
Yes	42	84
No	8	16
<b>Total</b>	<b>50</b>	<b>100</b>



### **Cordial Relationships with Neighbours**

Table and Graphic 35a. Cordial Relationships with Neighbours (Total)

<b>Cordial Relationship</b>	<b>Number of Persons</b>	<b>%</b>
Yes	89	89
No	11	11
<b>Total</b>	<b>100</b>	<b>100</b>



A percentage of 89 of the families living in the district said that they had cordial relationship with neighbours. The respondents reported that occasional conflicts between neighbours stemmed from the origins of residents. Only 10% of reported conflicts were in listed buildings and 12% of those in non-listed buildings (Tables and Graphics 35a,b,c).

Table and Graphic 35b. Cordial Relationships with Neighbours (Listed Buildings)

<b>Cordial Relationship</b>	<b>Number of Persons</b>	<b>%</b>
Yes	45	90
No	5	10
<b>Total</b>	<b>50</b>	<b>100</b>

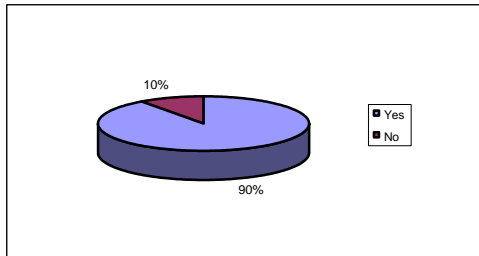
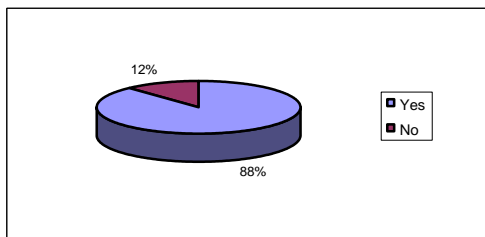


Table and Graphic 35c. Cordial Relationships with Neighbours (Non-listed Buildings)

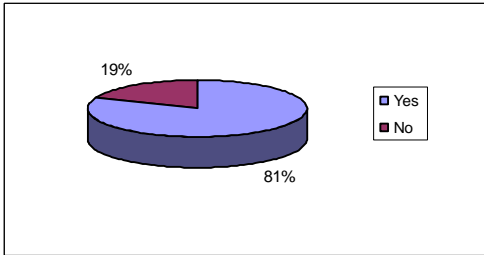
<b>Cordial Relationship</b>	<b>Number of Persons</b>	<b>%</b>
Yes	44	88
No	6	12
<b>Total</b>	<b>50</b>	<b>100</b>



### Common Places for Neighbourhood Gatherings

Table and Graphic 36a. Common Places for Neighbourhood Gatherings (Total)

Common Places	Number of Persons	%
Yes	81	81
No	19	19
<b>Total</b>	<b>100</b>	<b>100</b>



As reported in the survey, there is not a lack of place to gather in Süleymaniye, probably because of the central position of the area. The percentage of respondents who said that there were common places for neighbourhood gatherings is 81.

74% of families living in listed buildings and 88% of those living in non-listing buildings had said that there are common places to gather in respect to the question of the existence of sufficient common places (Tables and Graphics 36a,b,c).

Table and Graphic 36b. Common Places for Neighbourhood Gatherings (Listed Buildings)

Common Places	Number of Persons	%
Yes	37	74
No	13	26
<b>Total</b>	<b>50</b>	<b>100</b>

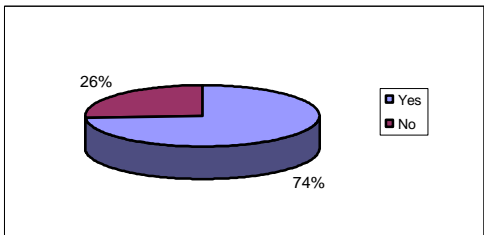
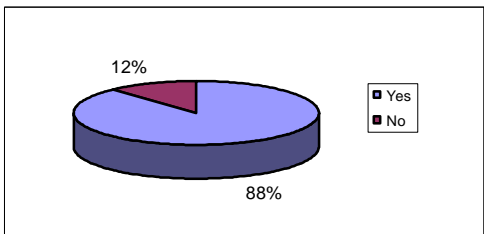


Figure 72. A Traditional Wedding Ceremony

Table and Graphic 36c. Common Places for Neighbourhood Gatherings (Non-listed Buildings)

Common Places	Number of Persons	%
Yes	44	88
No	6	12
<b>Total</b>	<b>50</b>	<b>100</b>



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

Table and Graphic 37a. Desire to Participate Neighbourhood Beautification Efforts with Neighbours (Total)

Desire to Participate	Number of Persons	%
Yes	78	78
No	22	22
<b>Total</b>	<b>100</b>	<b>100</b>

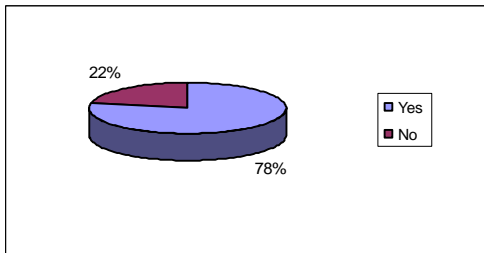


Table and Graphic 37b. Desire to Participate Neighbourhood Beautification Efforts with Neighbours (Listed Buildings)

Desire to Participate	Number of Persons	%
Yes	42	84
No	8	16
<b>Total</b>	<b>50</b>	<b>100</b>

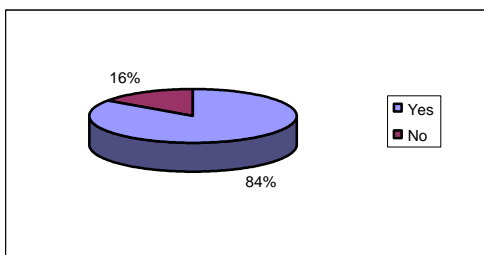
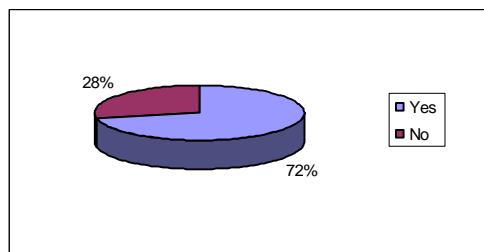


Table and Graphic 37c. Desire to Participate Neighbourhood Beautification Efforts with Neighbours (Non-listed Buildings)

Desire to Participate	Number of Persons	%
Yes	36	72
No	14	28
<b>Total</b>	<b>50</b>	<b>100</b>



When the desire to participate in neighbourhood beautification efforts with neighbours was asked about, 78% of the families responded positively. There was only a slight difference of the ratios considering the listing situation. The participation desire is 84% in listed and 72% in non-listed buildings (Tables and Graphics 35a,b,c).

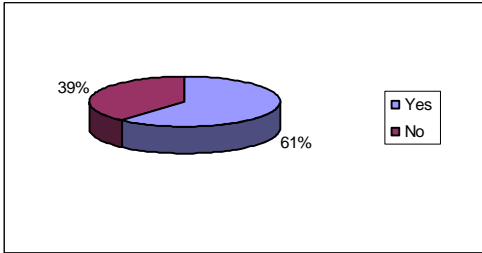


Figure 73. Environmental Quality of the Area

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

Table and Graphic 38a. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Total)

Willingness to Take a Role	Number of Persons	%
Yes	61	61
No	39	39
<b>Total</b>	<b>100</b>	<b>100</b>



61% 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 70%. The percentage of respondents who wants to take part is 52 among those living in listed buildings. The decrease in willingness is due to a lack of interest and trust in such organisations and time constraints (Tables and Graphics 38a,b,c).

Table and Graphic 38b. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Listed Buildings)

Willingness to Take a Role	Number of Persons	%
Yes	26	52
No	24	48
<b>Total</b>	<b>50</b>	<b>100</b>

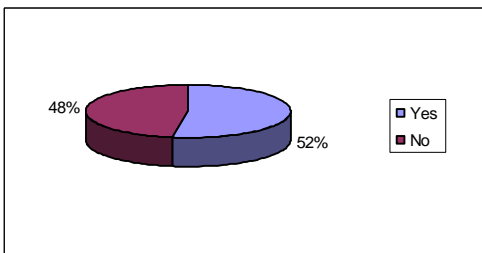
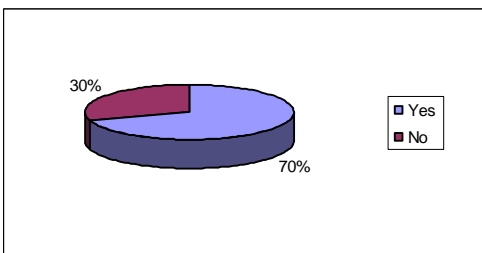


Table and Graphic 38c. Desire to Take a Role in Neighbourhood Beautification Efforts with an Organisation (Non-listed Buildings)

Willingness to Take a Role	Number of Persons	%
Yes	35	70
No	15	30
<b>Total</b>	<b>50</b>	<b>100</b>

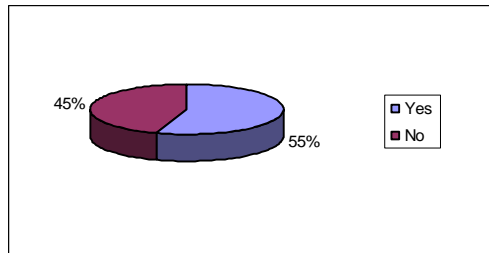


## Evaluation of Physical Environment

### Satisfaction with Municipal Services

Table and Graphic 39a. Satisfaction with Municipal Services (Total)

Satisfaction with Municipal Services	Number of Persons	%
Yes	55	55
No	45	45
<b>Total</b>	<b>100</b>	<b>100</b>



55.5% of the families living in the district are satisfied with the municipal services, while 45% of them are not. Families living in non-listed buildings were slightly more satisfied with a percentage of 60. The ratio is 50% among families living in listed buildings. As reported in the survey, the lack is due to construction activities and the under-valued surroundings (Tables and Graphics 39a,b,c).

Table and Graphic 39b. Satisfaction with Municipal Services (Listed Buildings)

Satisfaction with Municipal Services	Number of Persons	%
Yes	25	50
No	25	50
<b>Total</b>	<b>50</b>	<b>100</b>

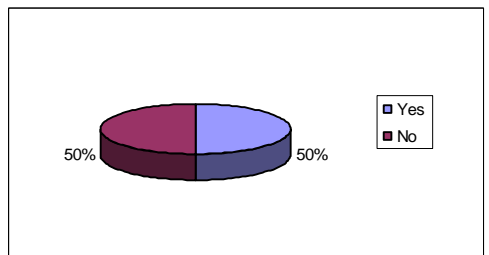
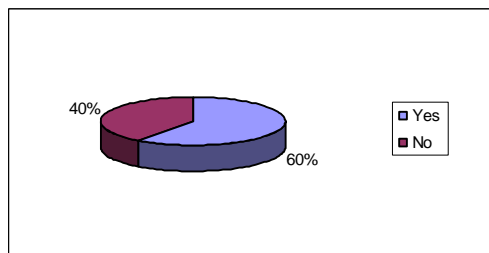


Table and Graphic 39c. Satisfaction with Municipal Services (Non-listed Buildings)

Satisfaction with Municipal Services	Number of Persons	%
Yes	30	60
No	20	40
<b>Total</b>	<b>50</b>	<b>100</b>



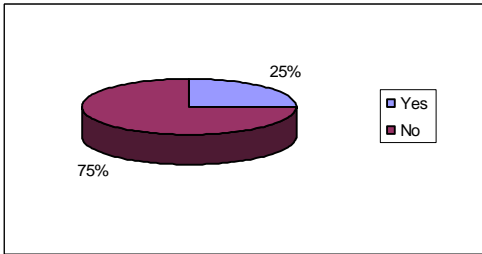
### User Opinions about Urban Conservation

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 40a. Understanding the Meaning of Conservation Area (Total)

Meaning of Conservation Area	Number of Persons	%
Yes	25	25
No	75	75
<b>Total</b>	<b>100</b>	<b>100</b>



It was determined that only 25% 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 24 to 26 (Tables and Graphics 40a,b,c).

Table and Graphic 40b. Understanding the Meaning of Conservation Area (Listed Buildings)

Meaning of Conservation Area	Number of Persons	%
Yes	12	24
No	38	76
<b>Total</b>	<b>50</b>	<b>100</b>

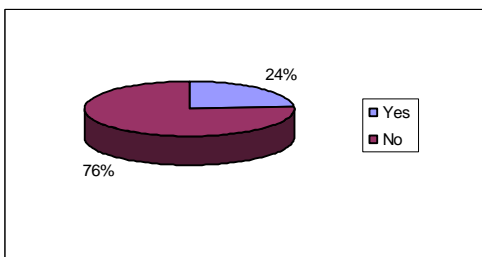
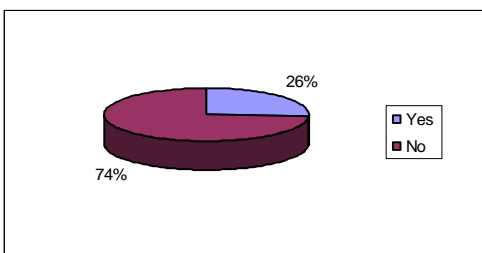


Figure 74. Life in Listed Buildings

Table and Graphic 40c. Understanding the Meaning of Conservation Area (Non-listed Buildings)

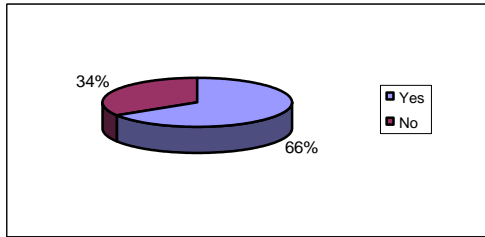
Meaning of Conservation Area	Number of Person	%
Yes	13	26
No	37	74
<b>Total</b>	<b>50</b>	<b>100</b>



### User Perception of Urban Conservation

Table and Graphic 41a. User Perception of Urban Conservation (Total)

Perception of Urban Conservation	Number of Persons	%
Yes, important	66	66
No, not important	34	34
<b>Total</b>	<b>100</b>	<b>100</b>



When asked if the preservation of the area was important or not, 66% 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. 68% of residents living in listed buildings and 64% of those in non-listed buildings gave positive answers. When asked about Süleymaniye as an important urban site, all of the respondents had knowledge about the significant character of the district with the Süleymaniye Mosque (Tables and Graphics 41a,b,c).

Table and Graphic 41b. User Perception of Urban Conservation (Listed Buildings)

Perception of Urban Conservation	Number of Persons	%
Yes, important	34	68
No, not important	16	32
<b>Total</b>	<b>50</b>	<b>100</b>

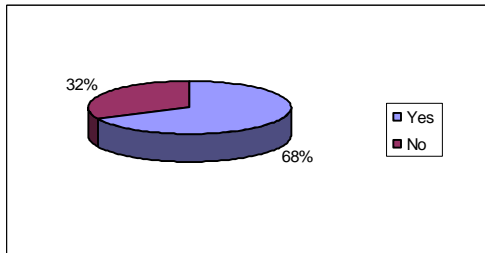
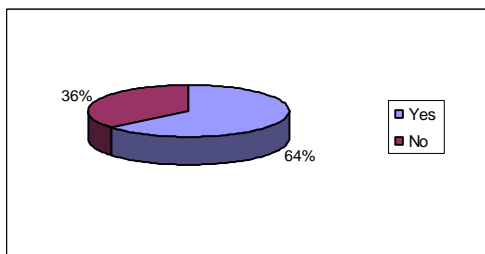


Figure 75. Children in Süleymaniye

Table and Graphic 41c. User Perception of Urban Conservation (Non-listed Buildings)

Perception of Urban Conservation	Number of Persons	%
Yes, important	32	64
No, not important	18	36
<b>Total</b>	<b>50</b>	<b>100</b>

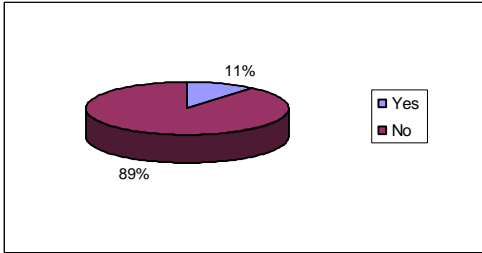




**Information about Conservation Development Plans**

Table and Graphic 42a. Information about Conservation Development Plans (Total)

Information about Conservation Plans	Number of Persons	%
Yes, informed	11	11
No, uninformed	89	89
<b>Total</b>	<b>100</b>	<b>100</b>



For the question of whether or not the residents are informed about the conservation development plans, it is determined that the majority had no information on that subject by a ratio of 89%. While 90% of respondents have no information of those living in non-listed buildings, the ratio is 88% among families living in listed buildings (Tables and Graphics 42a,b,c)

Table and Graphic 42b. Information about Conservation Development Plans (Listed Buildings)

Information about Conservation Plans	Number of Persons	%
Yes, informed	6	12
No, uninformed	44	88
<b>Total</b>	<b>50</b>	<b>100</b>

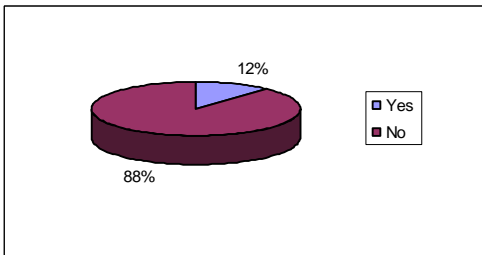
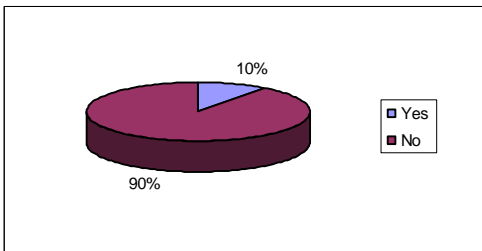


Table and Graphic 42c. Information about Conservation Development Plans (Non-listed Buildings)

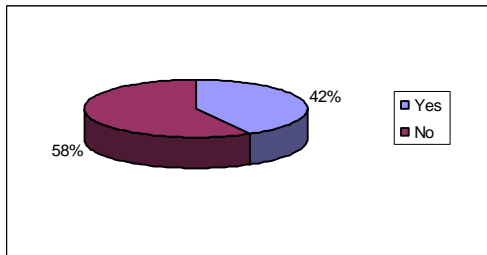
Information about Conservation Plans	Number of Persons	%
Yes, informed	5	10
No, uninformed	45	90
<b>Total</b>	<b>50</b>	<b>100</b>



### User Opinion Regarding the Conservation of Listed Property

Table and Graphic 43. User Opinion Regarding the Conservation of Listed Property (Total)

User Opinion Regarding the Conservation of Listed Property	Number of Persons	%
Yes, to be preserved	42	42
No, not to be preserved	58	58
<b>Total</b>	<b>100</b>	<b>100</b>



Only 42% of the users of listed buildings agreed that their dwellings ought to be preserved, while the remaining 58% felt the opposite. According to the people living in the site, the monumental buildings, especially the Süleymaniye Mosque, are the most significant structures to be preserved. The low average is probably because of the difficulties of living in such old structures and the surroundings (Table and Graphic 43).

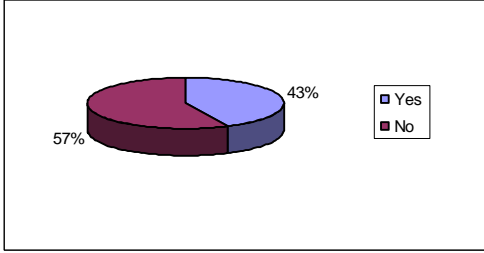


Figure 76. A Restored House near Süleymaniye Mosque

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

Table and Graphic 44a. User Perception Regarding the Replacement of Modern and Multi-Storey Building (Total)

Multi-storey Building Would Beautify the District	Number of Persons	%
Yes, beautify	43	43
No, not beautify	57	57
<b>Total</b>	<b>100</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, 43% of respondents agreed for beautification with modern structures. The ratio is 52% among the families living in listed buildings and 34% in non-listed buildings (Tables and Graphics 44a,b,c).

Table and Graphic 44b. 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	26	52
No, not beautify	24	48
<b>Total</b>	<b>50</b>	<b>100</b>

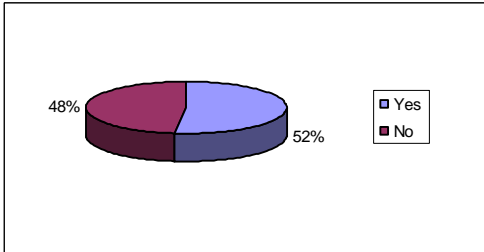


Table and Graphic 44c. User Perception Regarding the Replacement of Modern and Multi-storey Building (Non-listed Buildings)

Multi-storey Building Would Beautify the District	Number of Persons	%
Yes, beautify	17	34
No, not beautify	33	66
<b>Total</b>	<b>50</b>	<b>100</b>

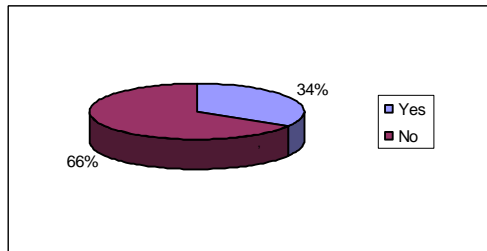




Figure 77. Door Details from Listed Buildings

## **CHAPTER IV**

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

Süleymaniye is one of the most significant historical centres in Istanbul that has a traditional urban texture worthy of conservation. It has monumental and civil architectural interests that are of importance from historic, aesthetic and architectural perspectives. The conservation of this fabric for future generations is not only a national but also a global responsibility.

The Süleymaniye Conservation Study boundaries were first determined in 1977 by the Supreme Board on Mobile Ancient Works and Monuments and ratified by General Statute in 1987 by the Istanbul (No. 1) Board of Protection for Cultural and Natural Assets. After Turkey's endorsement of the World Heritage Convention in 1983, Süleymaniye was included in the World Heritage List in 1985 by UNESCO to stop the decaying of those significant surroundings.

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 the 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 used. Decisions were developed in a manner that accords with the urban and architectural character of the area to direct the future construction steps and functions of structures.

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

### **EVALUATION OF THE SURVEY**

Süleymaniye is one of Istanbul's most important distribution nodes for goods and services. The economical relations with Eminönü and the effect of Eminönü's economic dynamism are felt especially in Küçükpazar, moving from west to east. The Süleymaniye historical district can be examined under four basic zones: housing areas, commercial activities, manufacturing activities and educational facilities (Figure 78).

Süleymaniye is located on the intersection point of all important transportation modes. Atatürk Boulevard, which is one of the most important transportation arteries in the Historic Peninsula, forms the western border of the Süleymaniye Conservation Area. Manufaturaçılar Bazaar on Atatürk Boulevard has an important impact on the development of commercial and manufacturing facilities and on the type of residents, with the replacement of previous housing units by warehouses or manufacturing units.

According to the use of land and buildings' survey, commercial facilities and housing dominate in the area. Hotels and restaurants serve mainly on Küçükpazar Street. The high percentage of wholesale market, manufacturing usage and unoccupied shops is the reason given for decay in the area.

The site was a place where the rich and elegant society of the Ottoman administrative class lived in the 17th century; unfortunately, in the 20th century, the structures were left to worker immigrants and their families from eastern regions of Turkey in order to be used for housing, manufacture or wholesale ateliers with the industrialisation and development competition of Istanbul metropolis.

Today, most of the families surveyed in the planning area are extended families of more than 5 or 7 people. Bachelor houses, which shelter 8 to 10 men in one room, are one of the most important problems in Süleymaniye. This stems from the increasing immigration from economically undeveloped settlements of Southeast or East Anatolia regions. 43% of the mothers and 44% of the fathers in the region were born in cities of Southeast Anatolia, generally from Adiyaman or Mardin. The inhabitants mostly work in the manufacture and commercial sector and in marginal jobs.

The majority of the streets within the planning area are specified as vehicle routes, but there are also streets for pedestrian use only, especially in the form of cul-de-sacs. The traditional streets of Süleymaniye were mostly cobbled, but today, most of them have been replaced by asphalt.

Important decay in the listed timber structures, which are characteristics of the area can be seen. Most of the listed buildings generally, with a percentage of 47.2, are in bad condition or totally ruins. Empty buildings in the region are in such bad condition as to be unfit for any purpose.

The Eminönü Municipality has made minor attempts, especially around the Süleymaniye Mosque; to restore the historic character of the area and create harmony between newly built buildings and historic ones. But still, there is a large portion of newly built structures showing disharmony. The ones that are not in harmony with the traditional architectural character of the area are generally concrete structures, built after pulling down the original timber structures.

The central position of Süleymaniye, the migration flow from undeveloped settlements that increase economic pressure, and specifically the aging of timber structures, difficulties in maintenance, lack of modern comforts are the basic reasons for the deterioration of timber structures and their replacement with more modern higher buildings.

Religious buildings constitute an important defining role of the historic area. Süleymaniye Mosque is the centre of the zone having the first priority in the implementation stage. Other monumental structures are the Kalenderhane Mosque and the Vefa Mosque, giving monumental meaning to the area.

The existence of Istanbul University in the core of the planning area gives an important impact on social restructuring. The student population brings new socio-economic functions and indirectly creates a socially active environment. This potential cannot be ignored when considering development in socio-cultural dimensions.

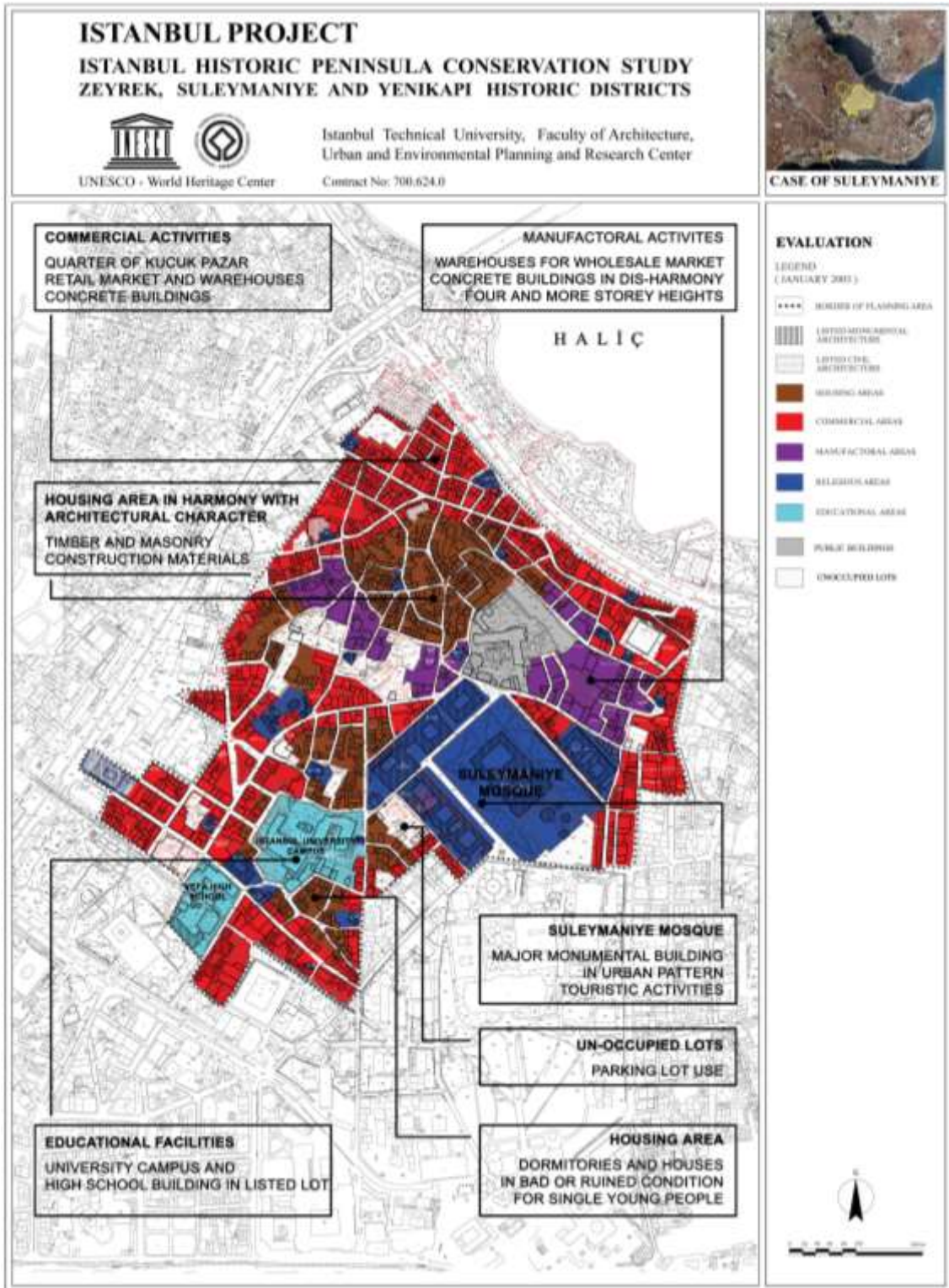


Figure 78. General Evaluation of the Survey Studies

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

The Süleymaniye Conservation Study is comprised of comprehensive conservation approaches within the planning strategies to provide the revitalization of the district with respect to traditional urban character (see Figures 79 and 81). Focusing on the data gathered from the evaluation of socio-physical analysis, 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 (see Figure 80).

- A new transportation network for both vehicular traffic and pedestrian movement is created in the plan to provide efficient distribution of services. Revani Çelebi Avenue is proposed to function as a link for main vehicular traffic providing service distribution through the core. Cemal Yener Tosyalı and Hacıkadın Avenues are reorganized to act as the entrance corridor to the area for traffic moving off Atatürk Boulevard.
- Küçükpazar Street is the most important artery in the area in terms of commercial traffic. This avenue is planned to provide more thoroughfare traffic in accordance with the scale provided within the traditional urban fabric.
- Most of the streets within the project area are quite narrow and are to be rearranged to function only as one-way traffic lanes.
- Because of the role of Süleymaniye as a node of distribution of goods and services, it has dense traffic especially during the day. Thus, it will be wrong to close the area to vehicles as they are needed in many conservation approaches to feed economic dynamism for continuity. But the corridors binding the Süleymaniye Complex with the commercial, touristic-cultural facility zones and the University are designated as pedestrian routes and are closed to vehicular traffic. When required and during specified hours of the day, these streets will act as service vehicle lanes.
- The empty lots where listed buildings stood previously are used for parking spaces in the present situation. The plan proposes vehicle-parking lots at required and convenient locations to serve the pedestrian paths.
- Süleymaniye has a lack of green area and public open space opportunities except for the garden of Süleymaniye Mosque and the historic botanic garden constructed in 1935.
- Essential social necessities and open spaces in the Süleymaniye district to be provided is another decision in the plan to help inhabitants have opportunities to gather for interaction.



- Recreational areas are proposed within the pedestrian network system. The open spaces, between the building blocks and beside the educational facilities, are arranged as parks.

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

Efforts are directed towards the prevention of the economic role of Süleymaniye as a distribution node of goods to eliminate the land use not in accordance with the traditional urban fabric of the area and the replacement of these land uses with more harmonious functions.

- New development areas for distribution of goods will be specified by the Istanbul Metropolitan Sub-district Master Plan with the scale of 1/50,000.
- The creation of a new distribution network for services is proposed to replace the disharmonious functions, especially in the manufacturing and marginal sectors and by supporting interventions and encouragements to raise the density of activities which provide new job opportunities that are generated under three sectors: commercial facilities and services, cultural-touristic services and cultural facilities.

### **Commercial Facilities and Services**

- The Küçükpazar district is proposed to continue its existing functioning as a commercial centre while creating a retail market for textile, food and publishing.
- Prof. Dr. Cemil Bırsel Avenue and nearby surroundings of Manufaturaacılar Bazaar are the secondary commercial facility zones that act to nourish the district.

### **Cultural-Touristic Services**

- It is proposed to support creation and enhancement of specialised districts reflecting economic development in the planning area to manage continuity in the urban heritage to live in. The creation of a dynamic historical environment is reflected in the project to provide economic revitalization and heritage tourism with the development of touristic-cultural facilities like cafes, bookstores, galleries, hotels and pensions and with special streets, inns reserved for touristic-cultural use or museums. Cemal Yener Tosyalı Street, Kirazlımescit Street and Ayşe Kadın Hamamı Street are the main corridors for touristic-cultural development.
- The civil architecture examples in and around the Süleymaniye Mosque are regenerated as museums and exhibition centres. The primary attempt is the construction of an exhibition and convention centre in Şifahane Street.

### **Cultural-Educational Facilities**

- Supporting the development of new study areas such as galleries or ateliers to enhance the cultural character of the area is another basic attempt in the plan. Surroundings of the University and Kirazlımescit Street are thought to be useful for this purpose.
- Because of its important impact on restructuring of the social basis, the University is proposed to continue its functioning with a more open-society content.

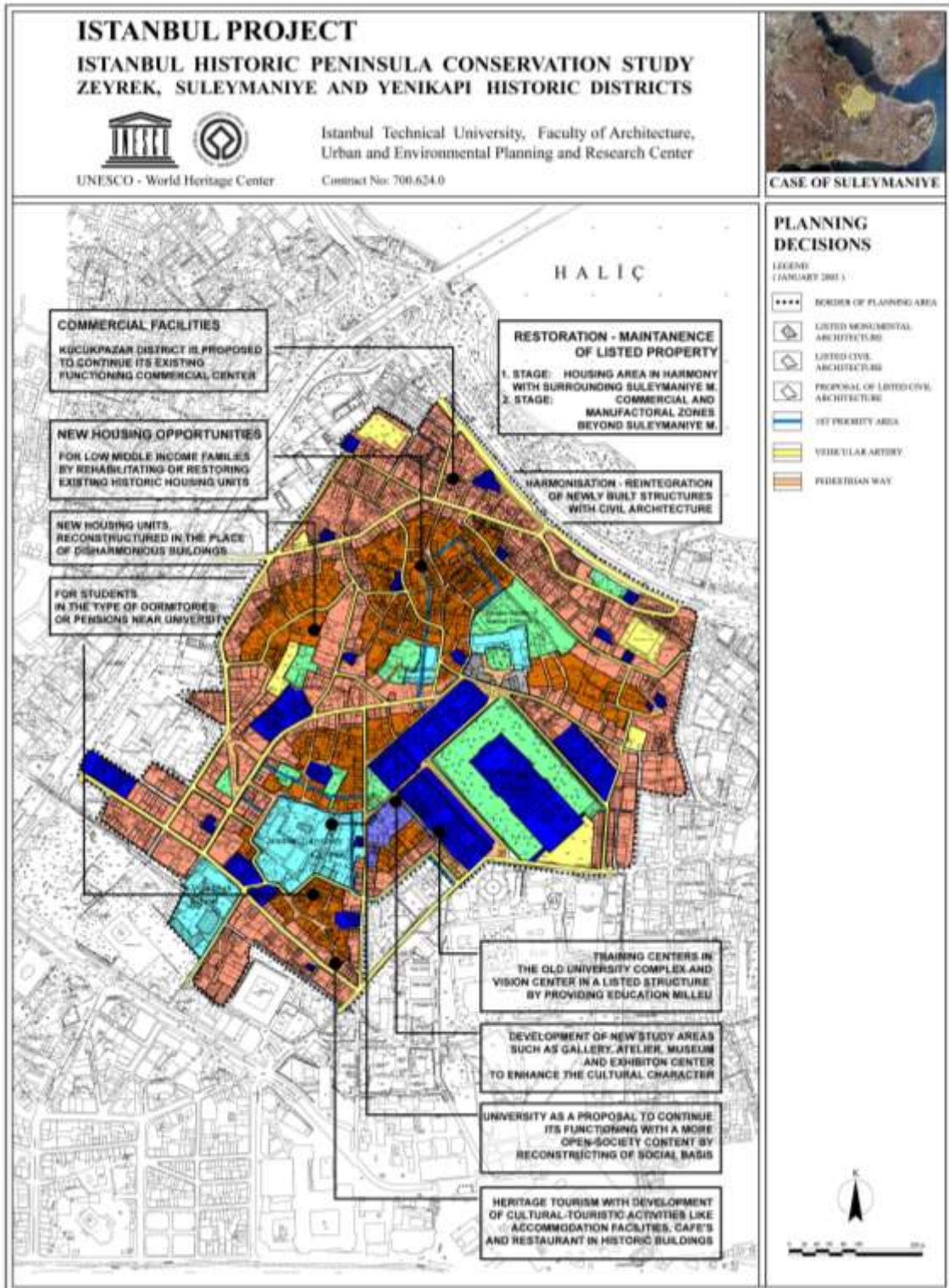


Figure 79. Introduction of the Planning Decisions

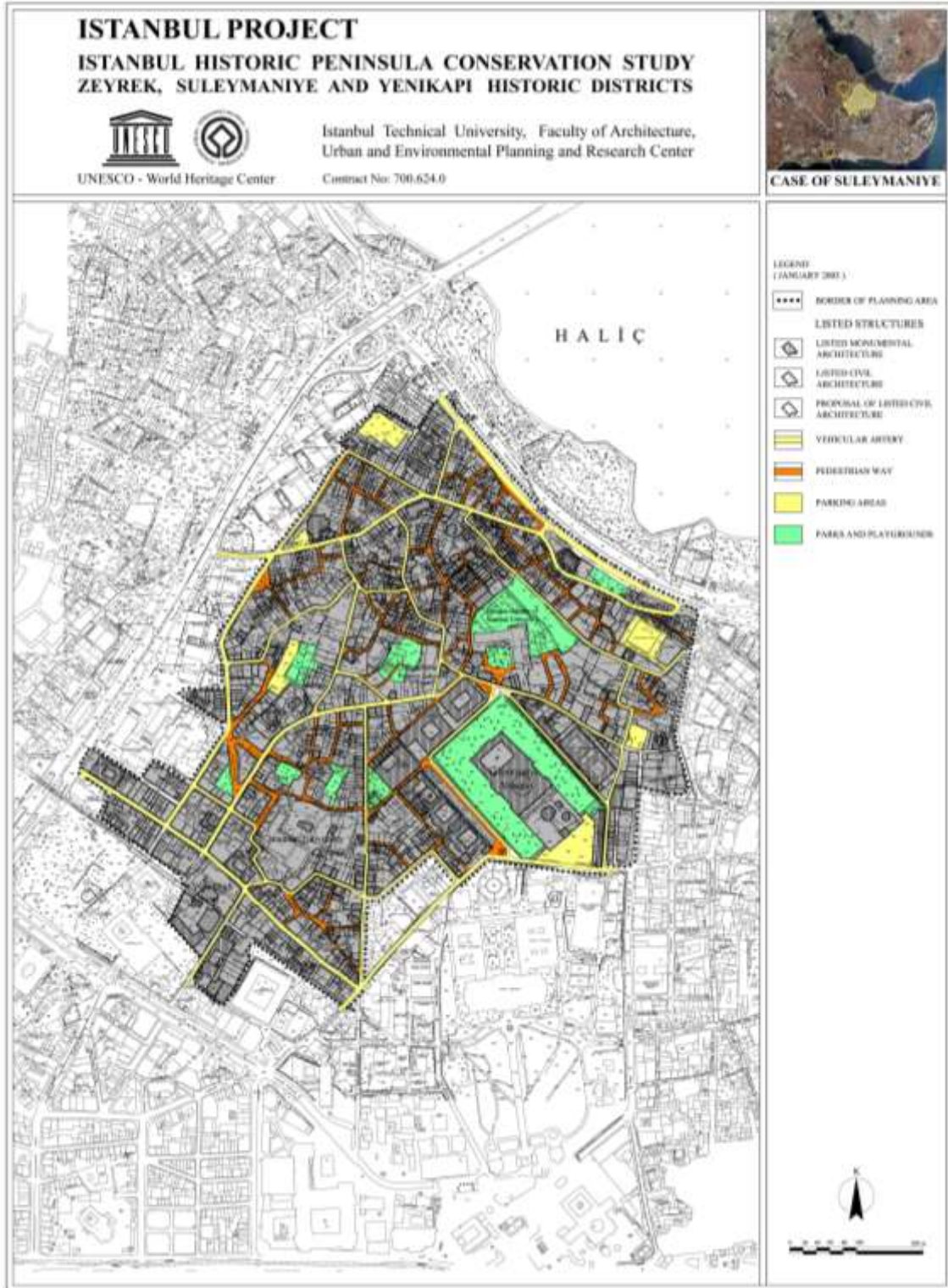


Figure 80. Proposal for Transportation Pattern

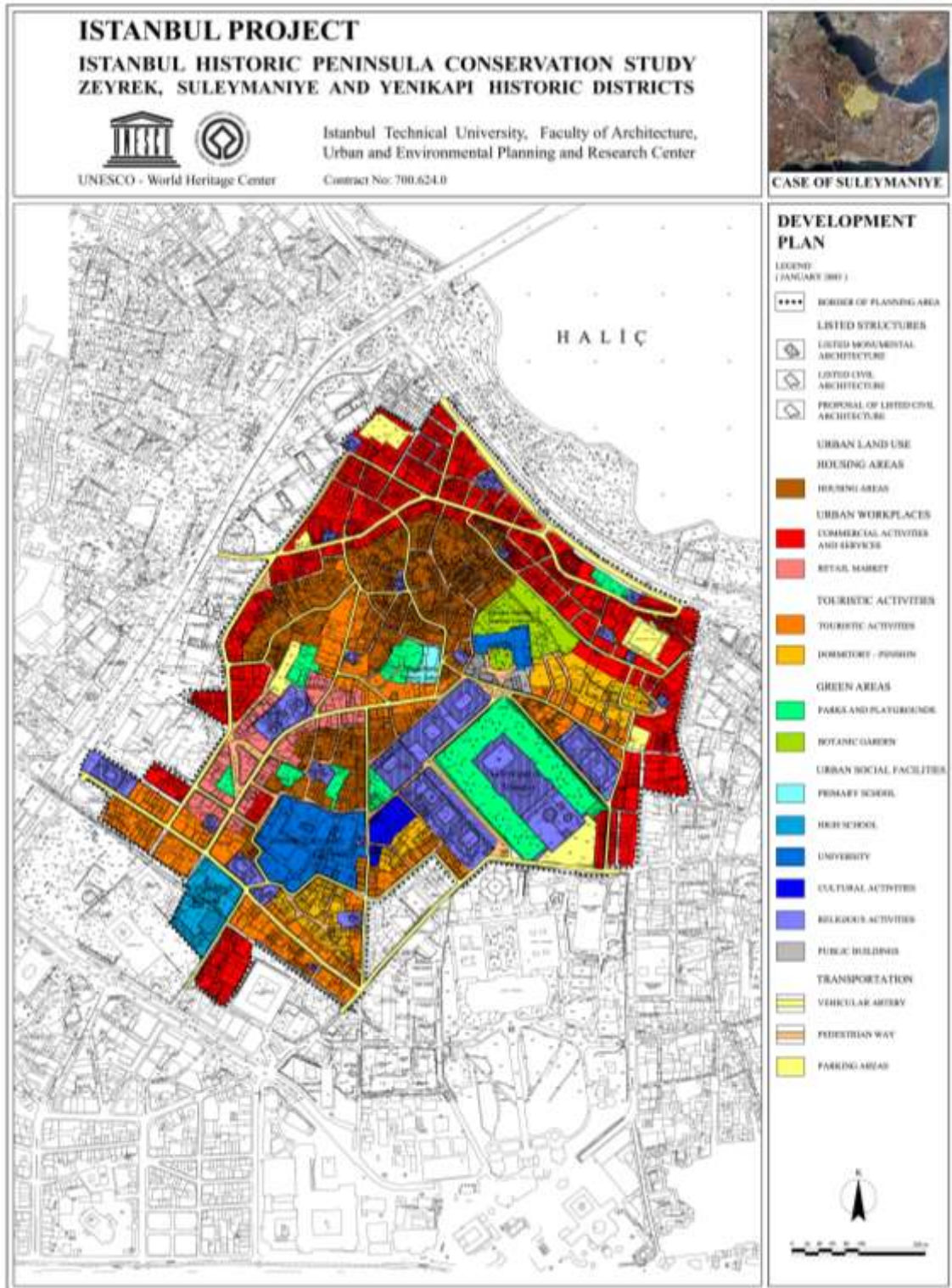


Figure 81. 1/1000 Scale Urban Conservation Development Plan

### **Housing Areas**

- The generation of new housing opportunities is supported so as to constitute a new social structure of Süleymaniye in the sense of conservation. This is undergone in two stages. The first step is providing new housing opportunities for students in the type of dormitories or pensions near the University. The second step is providing new housing opportunities for low-middle income families by rehabilitating or restoring the existing historic housing units. For large families, new housing units are to be reconstructed replacing disharmonious buildings especially in the Hoca Giyaseddin district.
- Funding is one of the most important problems in conservation plans. The study launches administrative measures to be able to assist in finding financial resources in creating new housing opportunities for low-income groups.
- The support on creation of new modern but harmonious housing and study area opportunities help the development in socio-economic dimensions for newcomers.
- The development of the understanding of living over the shops in and around the commercial facility zones, especially in Küçükpazar Street, is thought to prevent historic listed structures from decaying.

### **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 (see Figure 82, 83 and 84):

- 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 aim 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 widespread pilot projects for restoration and maintenance of historic buildings to protect the physical character of the structures from decaying in two stages.

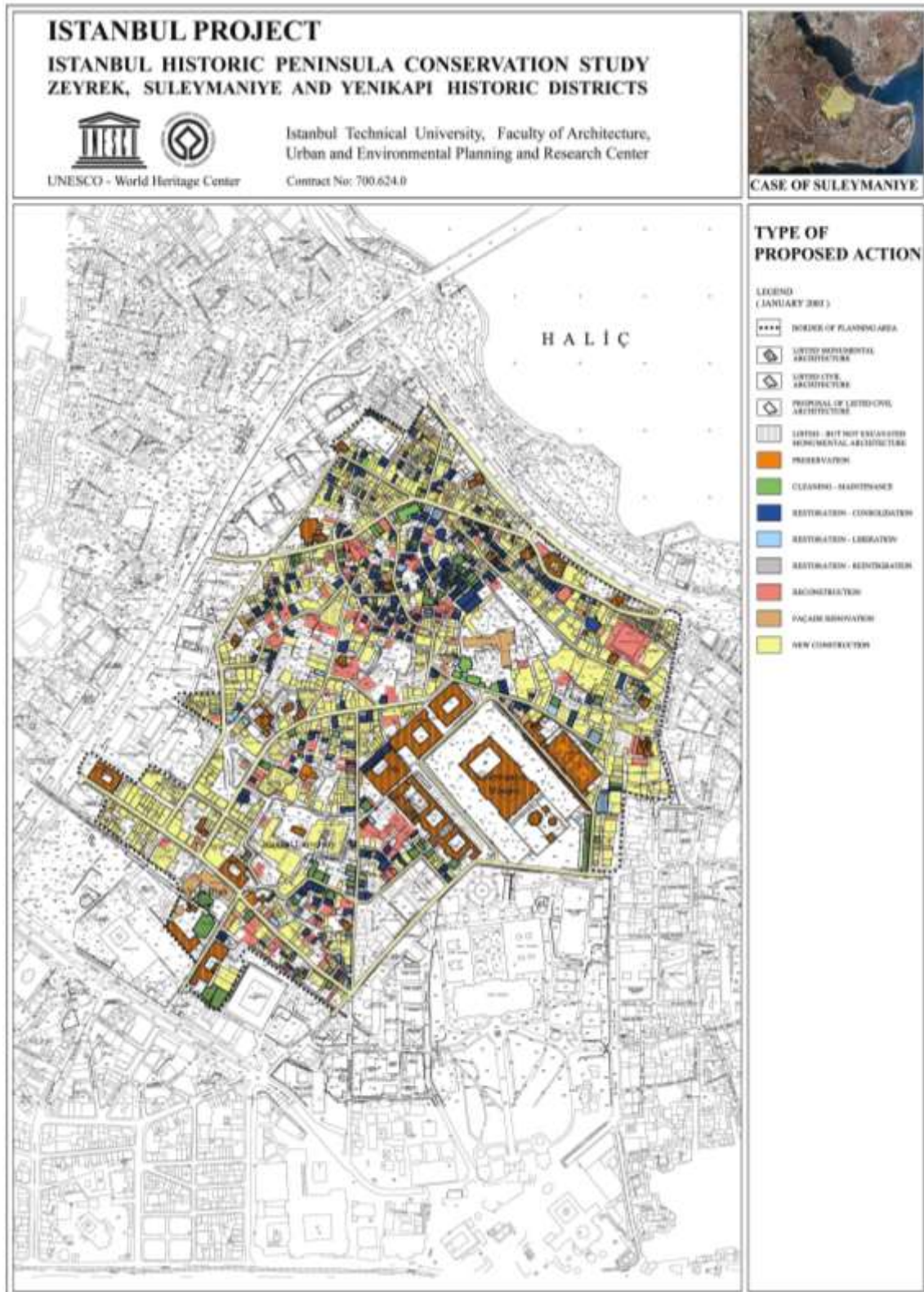


Figure 82. Types of Proposed Action for the Existing Buildings

- The housing areas closely surrounding Süleymaniye Mosque and the Ayrancı Street priority area, constitute the first stage, while the commercial areas and existing housing units and study areas in manufacturing zones beyond Süleymaniye Mosque constitute the second stage.
- It is proposed to enhance widespread pilot projects for harmonization and reintegration of newly built structures with civil architecture and monumental buildings in new development zones of Süleymaniye beyond the Manufaturacılar Bazaar.

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

A total of 1557 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 the protection of the cultural inheritance by providing development in the social structure is the main objective in this stage.

- Training centres in the old university complex and a vision centre by using listed civil architecture are proposed to make inhabitants learn the meaning and importance of conservation and its process by providing an education milieu.
- For continuity in the traditional physical character of the area, inhabitants are assisted in learning to use, reuse cultural heritage with the consultancy of the University, public institutions and foundations by constituting programs to raise public awareness.
- Implementation cannot be done unless there is public support. The Süleymaniye Conservation Study brings an approach of emphasising the conservation process with full participation of inhabitants by means of constructing a community centre.

Table 45a. Example of an Evaluation List

<b>1</b>	<b>Block No</b>	<b>494</b>	
	<b>Lot No</b>	<b>27</b>	
	<b>Building No</b>	<b>1</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Timber	
	Storey Height	2	2
	Use	Residential	Residential
	Ownership	Private Partners	
	Building Condition	Good Condition	
	Harmony	Harmonious	
Listing Status	Listed		
Action type		Maintenance	
<b>2</b>	<b>Block No</b>	<b>494</b>	
	<b>Lot No</b>	<b>28</b>	
	<b>Building No</b>	<b>2</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Timber	
	Storey Height	3	3
	Use	Residential	Residential
	Ownership	Private Individual	
	Building Condition	Good Condition	
	Harmony	Harmonious	
Listing Status	Listed		
Action type		Liberation	
<b>3</b>	<b>Block No</b>	<b>549</b>	
	<b>Lot No</b>	<b>3</b>	
	<b>Building No</b>	<b>3</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Masonry	
	Storey Height	3	2
	Use	Residential	Residential
	Ownership	Private Individual	
	Building Condition	Bad Condition	
	Harmony	Harmonious	
Listing Status	Listed		
Action type		Liberation	
<b>4</b>	<b>Block No</b>	<b>549</b>	
	<b>Lot No</b>	<b>10</b>	
	<b>Building No</b>	<b>4</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Timber	
	Storey Height	2	2
	Use	Residential	Residential
	Ownership	Private Partners	
	Building Condition	Bad Condition	
	Harmony	Harmonious	
Listing Status	Listed		
Action type		Restoration	





Table 45b. Example of an Evaluation List

<b>5</b>	<b>Block No</b>	<b>496</b>	
	<b>Lot No</b>	<b>16</b>	
	<b>Building No</b>	<b>5</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Timber	
	Storey Height	3	3
	Use	Residential	Residential
	Ownership	Private Partners	
	Building Condition	Ruined	
	Harmony	Harmonious	
Listing Status	Listed		
Action type		Restoration	
<b>6</b>	<b>Block No</b>	<b>496</b>	
	<b>Lot No</b>	<b>11</b>	
	<b>Building No</b>	<b>6</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Timber	
	Storey Height	3	3
	Use	Residential	Residential
	Ownership	Private Individual	
	Building Condition	Average Condition	
	Harmony	Harmonious	
Listing Status	Listed		
Action type		Restoration	
<b>7</b>	<b>Block No</b>	<b>494</b>	
	<b>Lot No</b>	<b>10</b>	
	<b>Building No</b>	<b>7</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Timber	
	Storey Height	2	2
	Use	Residential	Residential
	Ownership	Private Individual	
	Building Condition	Bad Condition	
	Harmony	Harmonious	
Listing Status	Listed		
Action type		Restoration	
<b>8</b>	<b>Block No</b>	<b>496</b>	
	<b>Lot No</b>	<b>24-25</b>	
	<b>Building No</b>	<b>8-9</b>	
		<b>Existing Situation</b>	<b>Proposal</b>
	Construction Mtrl.	Concrete	
	Storey Height	3	3
	Use	Residential	Residential
	Ownership	Private Partners	
	Building Condition	Very Good Condition	
	Harmony	Harmonious	
Listing Status	Not Listed	Listed	
Action type		Existing Building	



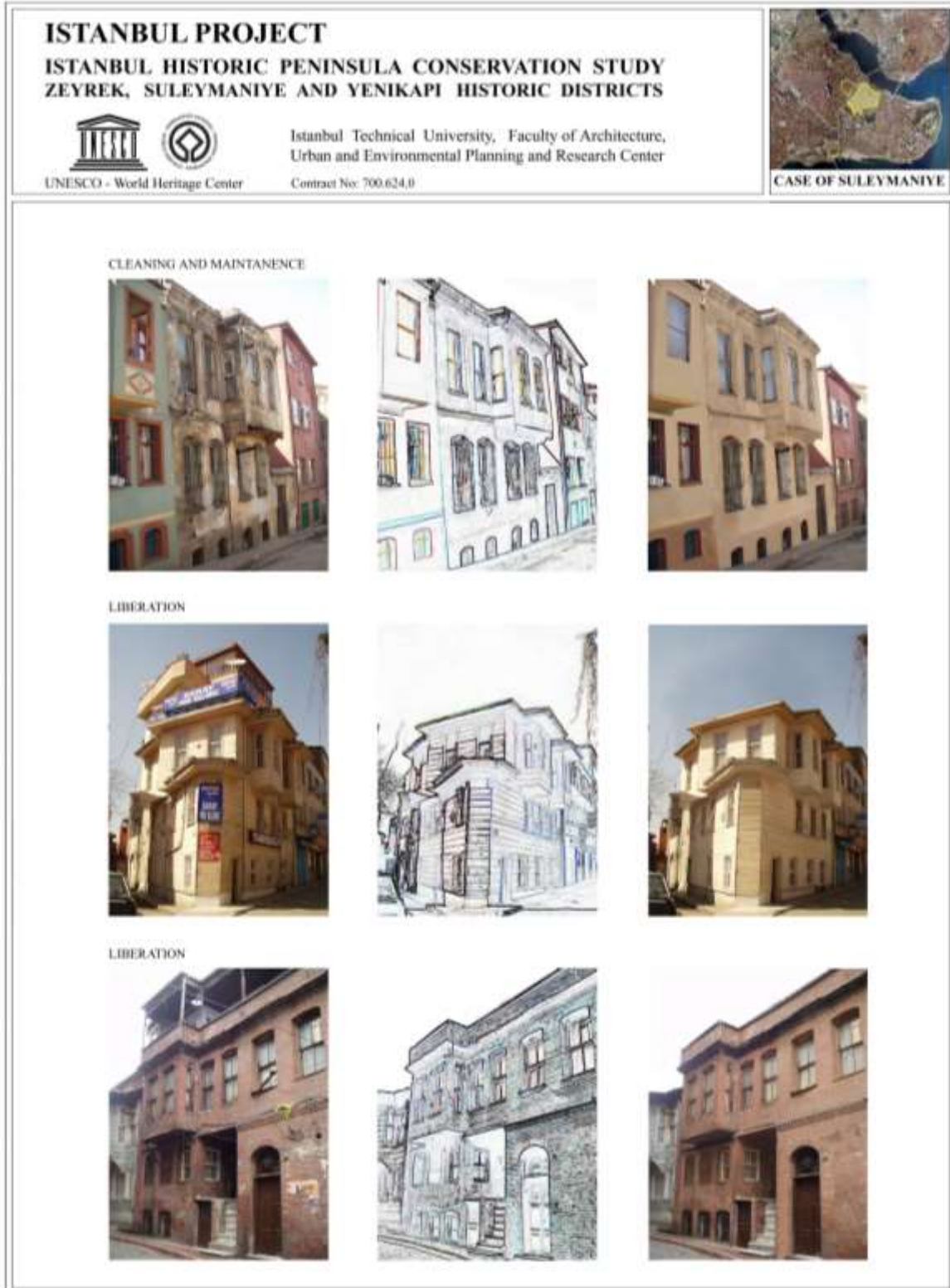


Figure 83. Proposals for Listed Buildings

**ISTANBUL PROJECT**  
**ISTANBUL HISTORIC PENINSULA CONSERVATION STUDY**  
**ZEYREK, SULEYMANIYE AND YENIKAPI HISTORIC DISTRICTS**



UNESCO - World Heritage Center


Istanbul Technical University, Faculty of Architecture,  
Urban and Environmental Planning and Research Center

Contract No: 700.624.0






**CASE OF SULEYMANIYE**

**RESTORATION**



**RESTORATION**



**RESTORATION**




Figure 84. Proposals for Listed Buildings

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

In the study area, a zone is considered as a pilot area to apply the 1/1000 scale urban design project. The zone that is chosen in a historic quarter south of the Süleymaniye Mosque still preserves the traditional architectural character and urban fabric of the Süleymaniye Conservation Area. Within this step of the study, proposals for listed structures, land and building uses, a transportation system and open urban spaces are mainly discussed and figured out in a design scheme (see Figure 85). These principles may be defined as below:

- As the listed monumental architecture examples, the Süleymaniye Mosque, Giyaseddin, Katip Şemsettin and Sofya Hatip Mosques are focused on the urban fabric with their surroundings. These religious buildings are proposed for preservation action.
- Civil architecture examples are properly restored not only in their structural form but also with their traditional uses of residential units. New buildings are considered with the harmony within the historic townscape of the Süleymaniye Conservation Area.
- With the urban historic character of Süleymaniye, there are lots of religious buildings in the area. There is also a campus of Istanbul University that has botanic garden in its own parcel. To consider the cultural facility, a cultural and community centre is proposed in a building, still preserves its traditional masonry architectural character in Ayrancı Street.
- Open spaces are developed within the connection of pedestrian roads and nearby important public and religious buildings. Within these open public spaces, arrangements are made throughout the topographical structure of the area.
- Serving the urban quarter, there is a layout of vehicular transportation and parking lots. Vehicular circulation system surrounds the residential neighbourhood of the Süleymaniye Conservation Area.

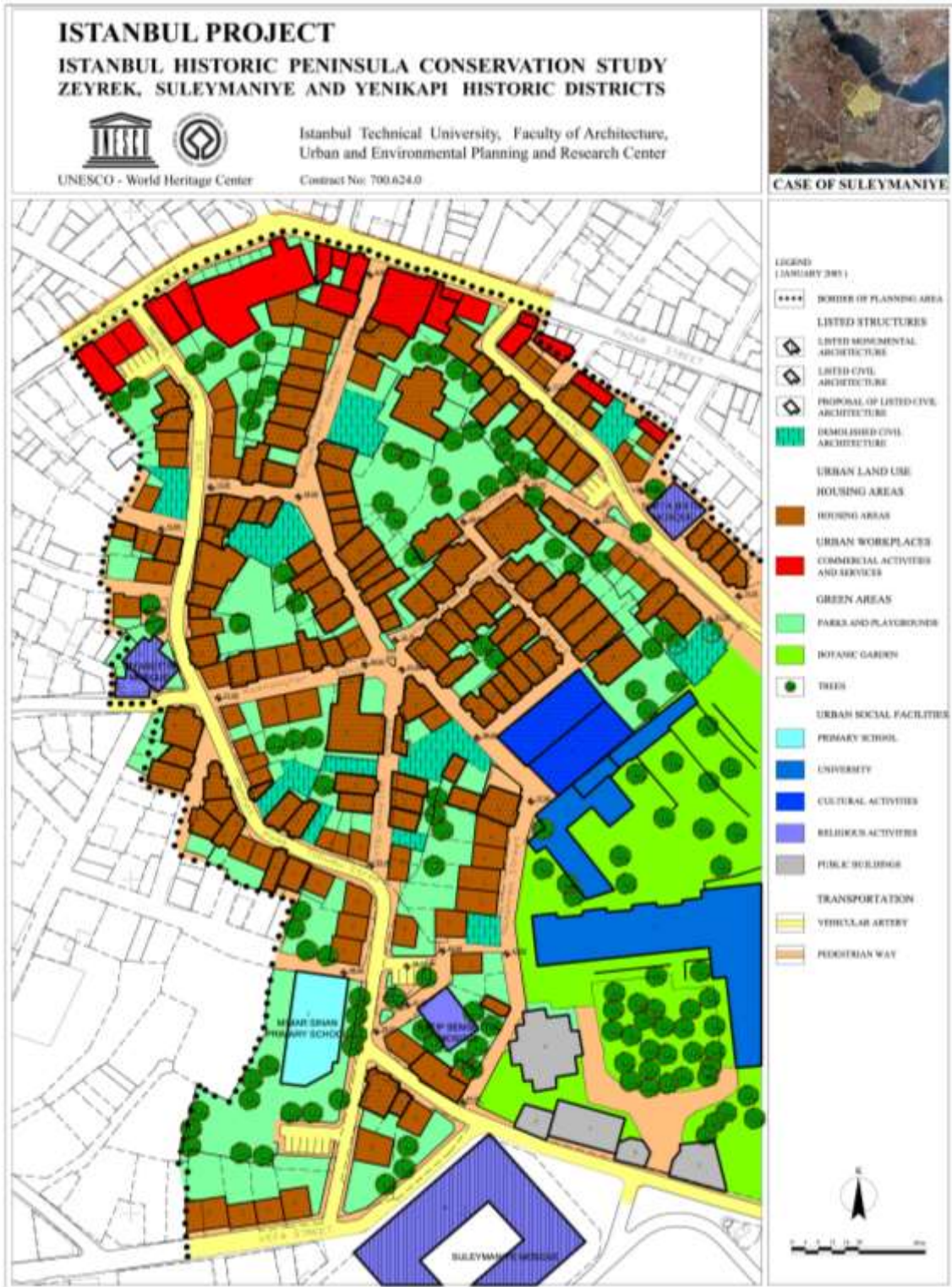


Figure 85. 1/1000 Scale Urban Design Project



Figure 86. Ayrancı Street



Figure 87. Timber Civil Architecture in Süleymaniye



Figure 88. Timber Civil Architecture in Süleymaniye



## **IMPLEMENTATION AND FINANCIAL MANAGEMENT**

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

In drawing up the study, it is recognised that local authorities 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 governments, as well as private enterprises. Because of its global role, the project will be developed in the contribution of national and especially international partners.

Under the roof of the Conservation Study, the following structures were 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 preparing the plan and the Project Consultants contributing to the evaluation and decision-making processes. The consultant bodies are as follows: representative of central authority 'Ministry of Culture and Tourism'; representative of local authority 'Greater Municipality of Istanbul', 'Eminönü Municipality'; the University, NGOs at the national level and UNESCO World Heritage Centre at the international level. Consultative bodies ensure the effective and efficient continuity of the study between diverse groups and the organisations mentioned above, community, tourism interests, arts, cultural interests, business and trade groups. The full participation of the public in evaluation and decision-making processes is supported, as with 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. The physical dimension project team is comprised of 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; the socio-cultural dimension project team is comprised of that of sociology, urban sociology, psychology, history of architecture, archaeology in relation to the social development of inhabitants, structural regeneration; and the economic dimension team is comprised 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 serves as a vital means of communication and publicity, ensuring 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.

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

A self-processed funding scheme is proposed between national and international partners of the public and private sectors to fill the capital pool. The 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 the Ministry of Culture and Tourism, the Greater Municipality of Istanbul, the Eminönü Municipality, foundations, the University and the 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 Exhibition and Convention Centre is under the responsibility of Ministry of Culture and Tourism and the rehabilitation and restoration of monumental structures are that of foundations. The Ministry can support the study by funds and incentives such as tax relief and subsidies on touristic activities that are proposed on touristic-cultural facility zones.
- Local bodies of the Greater Municipality of Istanbul and the Eminönü Municipality help to restore historic buildings and provide consultancy to maintain a Community Centre.
- The University Foundation, having an effect on social development of the area, is responsible for the establishment of a training centre and dormitory opportunities for students near the University.
- The district has to be successful in leveraging private sector investment, in particular, significant investment from the service sector: private offices, restaurant and other entertainment businesses. The financial support from private entrepreneurs can be maintained in commercial corridors as in Küçükpazar Street.

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 Süleymaniye 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 Süleymaniye Conservation Area declared in 1977. 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 Süleymaniye Conservation Study will be a successful example for future conservation projects.

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