

ÜRGÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT

INTRODUCTION

Kayakapı Neighbourhood is a historical area located on the northeastern slope of a hill known as Esbelli in Ürgüp city center - Cappadocia, and features many examples of vernacular and monumental architecture. The site is situated within the area of 'Göreme National Park and the Rock Sites of Cappadocia', which was inscribed on the World Heritage List in 1985.

The 266.500 m² (26.7 hectare) project area features a deserted urban quarter, whose semi-ruined fabric presents a picturesque view. Of the approximately 260 lots that make up the site, nearly 180 lots contain traditional dwellings and their service spaces formed of rock-carving and masonry construction. Among these buildings are several monuments such as mosques, rock-hewn churches, a Turkish bath and fountains, some of which are registered. Furthermore, there are some 80 lots within the neighbourhood boundaries that contain vineyards and orchards.

The MUNICIPALITY OF ÜRGÜP started taking measures in the year 2000, to develop the tourism potential of this special area while conserving its cultural and natural values. The area was designated as an Urban Conservation Area in the year 2001, by the decision of the NEVŞEHİR COUNCIL FOR PROTECTION OF CULTURAL AND NATURAL HERITAGE. Currently, the MUNICIPALITY (as Project Partner / Property Owner) is continuing its efforts for the realization of the project, in collaboration with ESKİ KAPADOKYA TOURISM, INVESTMENT, INDUSTRY AND TRADE INC (as Project Partner / Investor) and KA.BA CONSERVATION OF HISTORIC BUILDINGS AND ARCHITECTURE LTD (as Project Consultant). The NEVŞEHİR PROTECTION COUNCIL which is consulted for approval of conservation projects, and a LOCAL OBSERVATION COMMITTEE formed by representatives of the local community, are also making contributions during the course of the project.

PROJECT

Aim and Scope

Kayakapı Project, which started in November 2002, involves the conservation and revitalization of the project area, and its participation in culture and nature tourism along the principles of 'sustainability'. Within the project scope, the architectural and landscape characteristics of the area will be revitalized, and tourist accommodation facilities will be created in the old residential fabric.

At the same time, various activities will be designed to revive, and introduce to visitors, the traditions that are a part of Kayakapı Neighbourhood's past way of life, in a way that is both faithful to the site's values, and open to contemporary, creative interpretations.

Within this framework, the area will be treated as an integrated whole, i.e. an 'environmental heritage' together with its inherent values, for which the balance between conservation and utilization will be carefully guarded. Similarly, one of the main concepts of the project is to revive the 'neighbourhood' experience of the site and enabling the site's integration with Ürgüp, as opposed to creating a 'holiday village' isolated from the urban setting within which it is situated. Another main concept is to respect the ruined state of the site as part of its identity and preserve these visual and physical characteristics during restoration.

Among the two main aims of the project, the primary aim is to provide the conservation of a site of this magnitude, which has an architectural setting consisting completely of historic buildings, through

ÜRGÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT

consolidation and restoration, without harming its inherent cultural and socio-economic values. The other important aim is to achieve an internationally accepted conservation project, while realizing a tourism investment which meets international standards.

Main Principles

The main creative concept that will dominate the project process is the very idea of 'Cappadocia'. In other words, the project will be developed based on ideas that are essentially of Cappadocian origin.

- The main principle of the project is the concept of sustainability, which will enable the conservation, development and transfer to future generations of the cultural and natural values of the site.
 - The building stock and the surrounding natural environment, which make up the cultural and natural sources of the site, are to be evaluated in terms of sustainable tourism, where activities for culture and nature tourism will be predominant.
The symbiotic, i.e. balanced and mutually beneficial relationship between tourism and conservation is deemed essential for this project; it is aimed to establish this relationship in the most appropriate and effective way, proposing uses that are respectful of the site's capacities.
- One of the main principles of the project is to evaluate the site's picturesque 'semi - ruined' image as part of its identity and to accentuate it together with the site's historic character during the conservation project, but also to intervene in the architectural setting with a contemporary and compatible understanding.
- The criteria that UNESCO established essentially for the sites on World Heritage List, which define cultural and natural values to be protected, are accepted as the general basis for The Kayakapı Project. These criteria will be examined in detail in relation with the site.
- The project will be formulated through a process that is based on nationally and internationally acceptable grounds, within a framework of cultural and natural heritage management, conservation and development, where all related concepts and principles are taken into consideration.

The project area is perceived as a complete entity in itself, and as inseparably bound to its close environment, giving way to different levels of interaction with the city of Ürgüp and the region of Cappadocia. The interaction of the site with Ürgüp is crucial for the sustainability of the project. For this reason, the participation and support of related groups will be facilitated. It is necessary to formulate the project in such a way that it contributes to the socio-economic development of Ürgüp. Through competent spatial organization in the project area, and the provision of appropriate services and technical infrastructure, it is anticipated that buildings will acquire improved visual qualities; new contemporary functions will evolve, while traditions such as handicrafts are continued with a high-quality production approach; and the local region will gain in environmental value, in turn becoming a more attractive tourism destination.

Methodology

- The Kayakapı Project is conceived as a complex and multi-faceted project in terms of its site, themes and program. For this reason;
 - All phases of the project are to be executed within a single coordinated structure of Consultancy Services (Project Management Design + Supervision).
The programme of works devised within the scope of project management consists of

ÜRGÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT

main stages such as Documentation, Conservation and Development Plan, Architectural Restoration, Environmental, Architectural and Interior Design and Engineering Projects.

- Project preparation and implementation works are addressed as stages planned in coordination with each other, as a result of which a rise in productivity is aimed. The programme of works will be updated, revised and developed effectively.
- A fundamental stage of the project, namely the Conservation and Development Plan, will act as the technical and legal framework for the project proposals, and is therefore related with all other stages of the project. Works that will provide data for the other stages are developed in coordination with the plan preparation process.
- Parallel to the method of working in stages, the site is interpreted in segments defined according to natural and urban features inherent to the site. This method, which also aids works in terms of practicality, will be valid throughout the documentation, analysis, evaluation, decision-making and implementation processes.
- Scientific and technical specialists will act as consultants during the project with their knowledge and experience. The project consultants will make additional scientific research, the results of which will be used within the project.

A participatory model of implementation is being devised for the project. The Observation Committee that will be formed and a Site Information / Exhibition Office that will be active for the whole duration of the process will help the presentation and acceptance of the project and provide the interest and participation of official institutions and the local community.

Specialist Themes

Throughout the project process, systematic planning, project preparation and implementation work will be undertaken that is respectful of the area's capacities, with academic and professional specialists being consulted in accordance with their knowledge and experience regarding the subject, site and historical period. The following areas of expertise have been defined:

- Conservation of Cultural Heritage
- Tourism and Planning in Historical Settings
- General Descriptive Framework of Cappadocia
- General History of Cappadocia – Ürgüp – Kayakapı Neighbourhood (from ca. 3000 BC to the Present)
- Ottoman Period Settlements and Architecture in Cappadocia
- Tradition of Rock-Carved Structures in Cappadocia
- Religious Architecture
- Vernacular Architecture
- Population Exchange and Migration in the Ottoman and Early Republican Periods
- Ottoman and Republican Period Lifestyles in Ürgüp and Kayakapı Neighbourhood
- Natural Setting in Cappadocia
- Geological Structure of Rock Formations
- Local Plants and their Cultivation Conditions
- The Geological and Geotechnical Investigation of the Risk of Falling Rocks and Rock-carved Spaces in Kayakapı Neighbourhood

ÜRĞÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT

- Structural Analysis of Historic Buildings
- Material Analysis in Historic Buildings
- Legal and Administrative Process – Planning Legislation
- Technical Infrastructure
 - Special Lighting
 - Climate control / Air-conditioning
 - Safety Systems
 - Security Systems
- Technical and Functional Aspects of Tourism Management
- Themed Films

Work Programme

The Kayakapı Project, owing to its subject matter, scope and interest groups, involves the planning and execution of a multi-faceted project process to enable the conservation and survival of the traditional urban fabric. This process presents a broad range of works, from large-scale works such the conservation and development plan to more detailed works such as architectural and interior design projects:

1. Preparation of the Project File

Introduction of the project site, approaches, proposals and programme; finding financial and institutional support for the project from international bodies; creating a basis of information and presentation which can be used for various purposes, by way of project files explaining the project preparation process

2. Public Information / Exhibition

Drawing the attention of the public through education, rendering the significance of Kayakapı Neighbourhood as a cultural and natural heritage site that is accessible and understandable, by way of publicity and information

3. Conservation and Development Plan

Definition of a framework and basic terms of reference for the conservation and tourism-based usage of the site, encompassing the partial restoration of the architectural and urban fabric, refunctioning according to principles of sustainable tourism, a holistic approach toward the site as an entire environmental heritage; establishing the technical and legal groundwork for interventions and activities to be introduced with the project

4. Documentation Work

Site Scale

Preparation of the detailed base map of the project area, to enable physical analyses and measurements

Building Scale

Documentation of buildings and building groups to be used in various stages of the KAYAKAPI PROJECT including conservation – restoration projects, architectural and interior design projects

5. Technical Specifications for Preliminary Work

For the building documentation to begin, undertaking indoor and outdoor site clearance and rough cleaning work; taking urgent action such as temporary consolidation and security measures in structures that are in eminent danger of collapse

ÜRGÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT

6. Analysis and Evaluation

Site / Building Scale

Assessment of the site's geological characteristics and the structural condition of the buildings, identification of general problems, potentials and possible action in terms of geological and structural engineering, in cooperation with the architectural team

Building Scale

Examination and evaluation of the physical state of the buildings in order to provide input for restitution and conservation – restoration projects

7. Research

Formation of the database which will contribute to the concept design of the KAYAKAPI PROJECT, by way of research carried out specifically on Ürgüp and generally on Cappadocia with a focus on the historical and architectural past that makes the project site outstanding. The classification of gathered information, documents and material for purposes of publicity and exhibition in selected spaces

8. Restitution Work

Attempting to determine the different periods that the buildings on the site have undergone from their initial construction until the present day; assessing the buildings' original forms and how their spatial usage was in the past

9. Conservation – Restoration and Reuse Projects

With the aim of attaining a balance between conservation and tourism, ensuring that the traditional buildings which form an authentic architectural fabric are repaired and/or rehabilitated, in a way that while the new tourism-based functions will be different from their original usage, their individual and collective identity will be preserved

10. Architectural Projects

Preparation of projects according to the architectural reuse programme, for necessary new buildings such as technical spaces and large-scale buildings to be situated in areas outside of the historic fabric within the project area.

11. Environmental Design

Urban / Built-up Fabric

Organization and design of the landscape in a way that will create a harmonious and balanced relationship between sections of the site that will be consolidated and preserved, and those that will be restored and given new functions.

Open / Green Areas

Developing ideas for the conservation and appraisal of open areas of differing character throughout the site

12. Infrastructure Engineering Project

Developing a new and contemporary infrastructure design that will not harm the historic and architectural setting.

ÜRĞÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT

13. Structural Engineering Project

Taking precautions for building safety based on correct analyses and calculations, classifying structural problems determined on site and standardizing solutions.

14. Mechanical Engineering Project

Designing systems related to mechanical engineering in coordination with the architectural team, in a way that will not harm the cultural and natural environment, utilizing quality material and making use of the latest technology.

15. Electrical Engineering Project

Developing a lighting design that is appropriate with the new identity of the site which results from the concepts and principles of the conservation and architecture projects, installing audiovisual devices, planning security, electrical power and improving weak current systems.

16. Interior Design

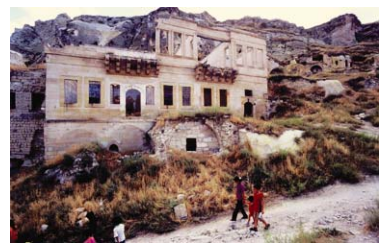
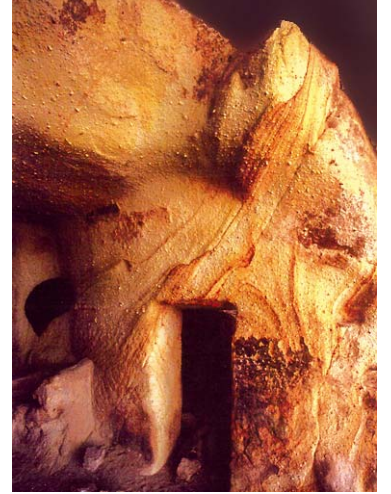
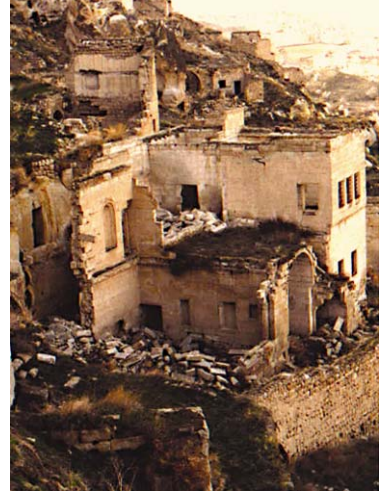
Developing a system of concepts and images specifically for this project based on the definitions, approaches and needs in tourism facilities interiors and within the framework of the main project concept and related themes; creating spaces which will invoke the feeling of 'special places' in the visitors.

Kayakapı Project is based on a pioneering vision for the conservation and revitalization projects of cultural and natural sites in Turkey, in terms of the collaboration of local government and the private sector at such a large urban scale. The sensitivity of the project partners and the expertise of the consultant firm also contribute positively to the prospects of the project. In this respect, the methods to be employed for implementation can be used as future models for other projects of similar scopes.

While respecting the values of the site, this project aims to offer the visitors a world filled with unique experiences. Considering that the increasing market share of cultural tourism presents a suitable atmosphere for the project, it is clear that within a well-structured tourism sector, sustainable tourism is the way forward for the future. In this respect, Kayakapı Project is an opportunity that can be beneficial for the development of the cultural and natural assets of Turkey.

ÜRGÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT



Kayakapı Mahallesi'nden çeşitli görünüm

ÜRGÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT



Certain views from the Kayakapı Neighbourhood during preliminary site works



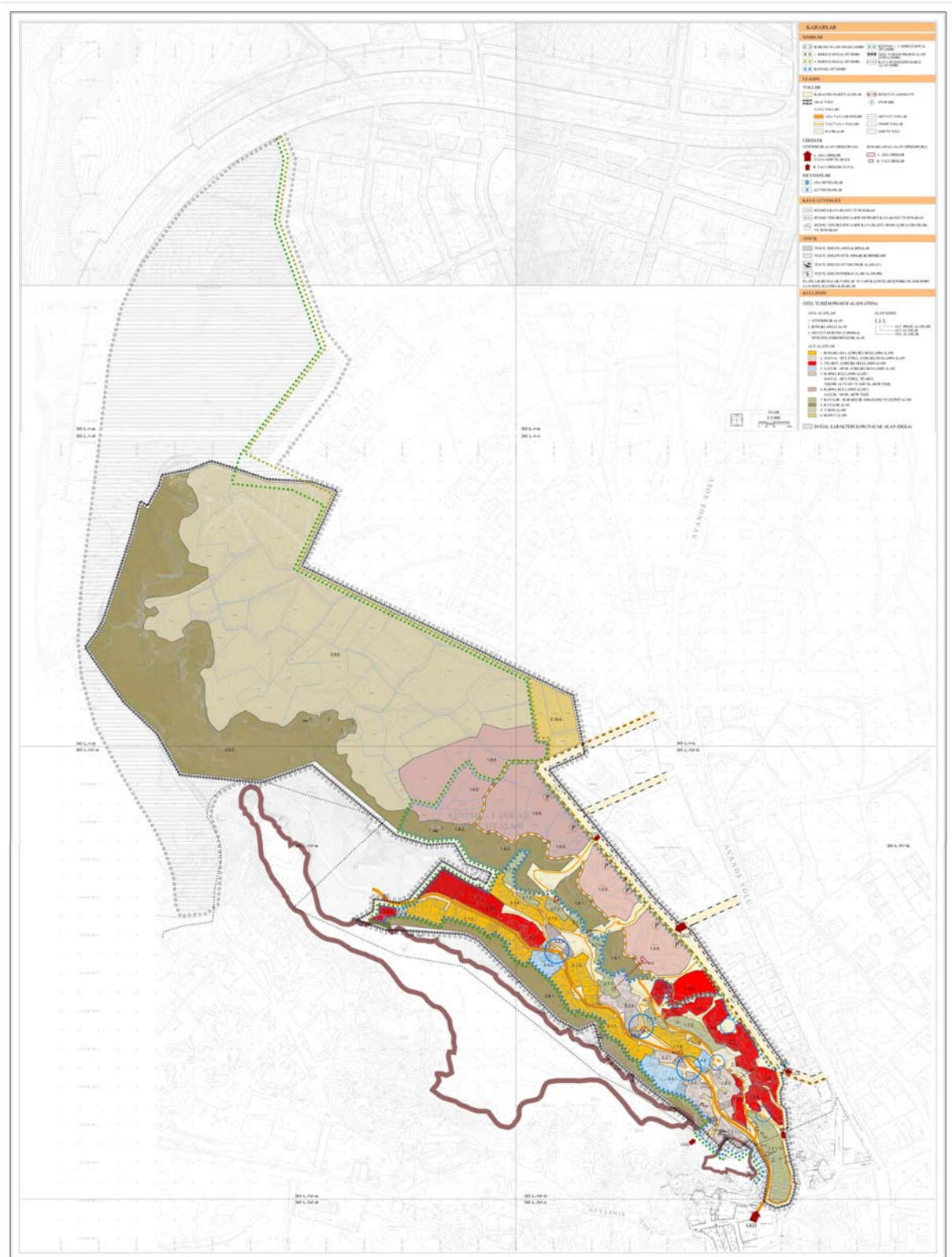
Site works began with a ceremony at the Kayakapı Neighbourhood



Certain views from the Kayakapı Neighbourhood during preliminary site works

ÜRGÜP

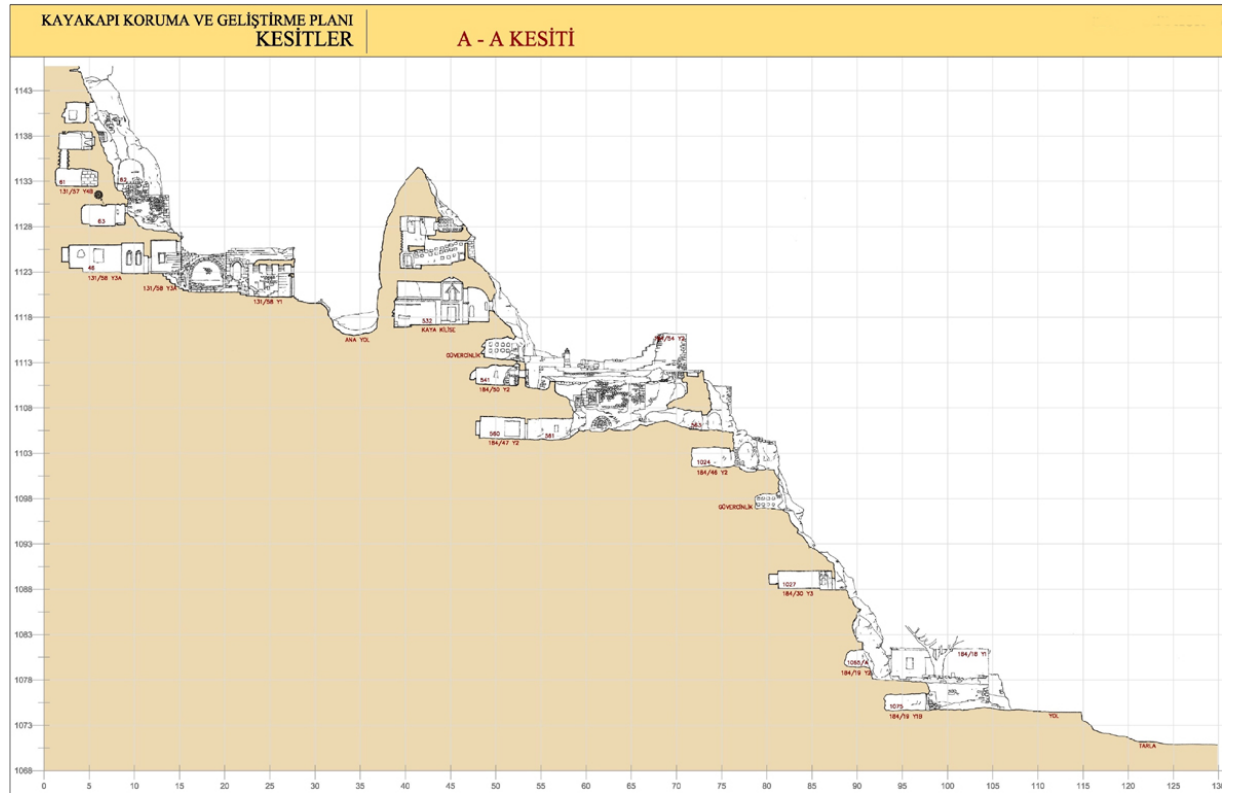
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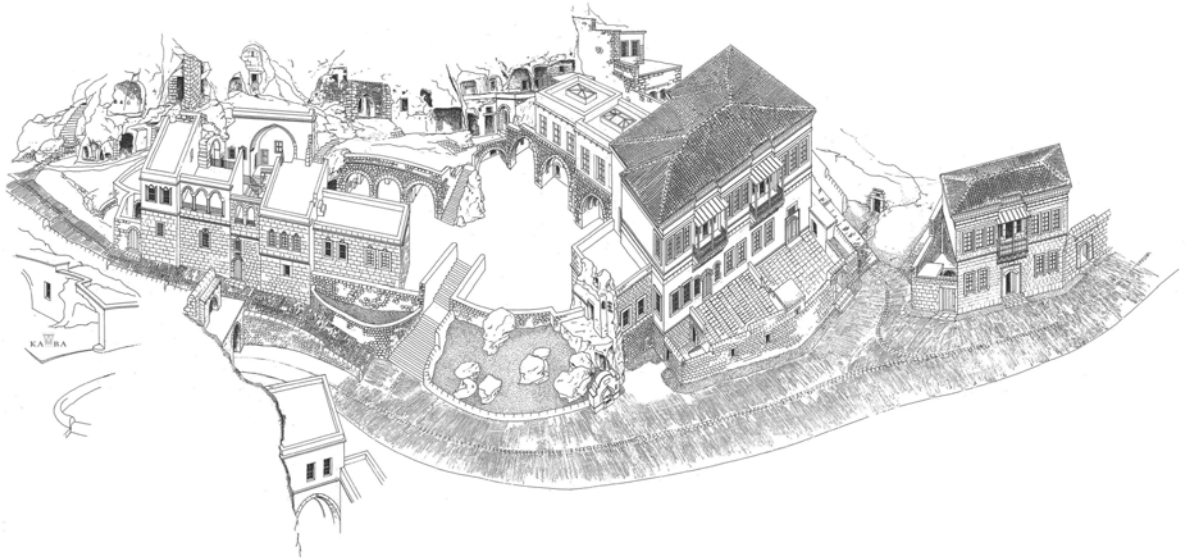
The Kayakapi Conservation and Development Plan at 1/1,000 scale

ÜRGÜP

CULTURAL AND NATURAL ENVIRONMENT CONSERVATION AND REVITALIZATION PROJECT



A sectional drawing of the vertical settlement levels at the Kayakapı Neighbourhood



Axonometric project drawing of the sub-project area for Kayakapı Exhibitions