

**MIDDLE EAST TECHNICAL UNIVERSITY
DEPARTMENT OF CITY AND REGIONAL PLANNING**

**CP 402: PLANNING STUDIO VIII
CITY OF İZMİT- PLANNING STUDIES
SPRING 1998**

***İZMİT URBAN SITE
CONSERVATION AND REVITALISATION
PROJECT***

**EGE YILDIRIM
CP 4- 716282**

The urban site of İzmit, the most important industrial city of Turkey and a port city by the Gulf İzmit, in the Sea of Marmara, is situated on the slopes descending from the ancient citadel of İzmit, which is an urban-archeological site, and overlooking the Gulf of İzmit. The composition of the site is a residential area with traditional Turkish civil architecture and urban fabric, containing many fine examples of the local housing style, which are listed as buildings under protection. Unfortunately, it is also a very dilapidated area, with low land prices, poor social services and low occupancy, as well as being next to the city's commercial core and thus facing great pressures of development.

The aim of this conservation project has been to upgrade the environmental quality of the urban site, make a system of organisation to restore buildings cheaply and easily for poor residents, and introduce touristic-cultural arrangements in the existing physical structure to boost the vitality of area. Thus, it is hoped to integrate the site with its surrounding districts and to improve the general state of the site as a cultural value for the city of İzmit.

ETLEM BÖLGELERİNE GÖRE TASARIM İLKELERİ

1995 SİT KARARI TEMEL ALINARAK:

A) ÖZEL KORUMA - GELİSTİRME

KORUNACAK YAPILAR: Kapsamlı onarım ve çevre düzenlemesi (Kurul iznini esas veya basit onarım) • Fonksiyon geliştirilmesi (özellikle odak noktaları olarak revizyon verilmeli, yönlendirme sağlanmalı)

ÇEVRE: Sokak düzeni onarımı, sokak mobilyası ve ajaslandırma, duvarların onarımı/takılması

UYUMSUZ YAPILAR: • Kamufaj (cephe muamelesi) • Yıkım

ALTYAPI: • Kamufaj • Yeraltına indirilmesi

YENİ YAPILAMA: • Yeni yapı minimum, müze ve kurul denetim

TRAFİK: • Parking minimum • Yaya ağırsaklı

B) GÖRSEL SÜREKLİLİK (SERIAL VISION)

GÖRSEL SÜREKLİLİK UNSURLARI: • Yamların kütlesi ve konumlamaları, • duvar-sokak-yerlilik-yapı ilişkilerinin korunması/takılması

UYUMSUZ YAPILAR: • Kamufaj • Uyumlulaştırma (cephe muamelesi)

YENİ YAPILAMA: • Görsel süreklilik ilkesi doğrultusunda

ÇEVRE: Sokak bogeni düzeni ve baka noktaları

TRAFİK: • Parking kamufajı • **ALTYAPI:** Kamufaj

C) YEŞİL ALAN DÜZENLEMESİ

1-PARK ALANLARI: • Çukuk parki tahsisli • Trafik gözleli • Çukuk parklerde mevcut doğal durumu kullanılmamalı, manzara noktalarının gözetimi

2-DESTEKLEYİCİ KÜÇÜK YEŞİLLER: Tüm çevre düzenlemelerinde, parking alanlarında, alan tanımlamasında

D) UYUMSUZ YAPILAMAĞIN UZUN VADEL DÖNÜŞÜMÜ

1. ETAP: Kamufaj. Yeni tamponlarla, veya cephe muamelesiyle

2. ETAP: Ekonomik ömrünü tamamlamış yapıların yıkımından sonra, özel proje alanı olarak yansımalla veya özel statüde uyumlu yapılamaya dönüştürülmesi

E) SAĞLIKLAŞTIRMA

1-DEĞERLİ-BAKIMSIZ YAPILAR: Acil müdahale grupları oluşturulmalı. Kurul iznini kapsamlı onarım. Çevre düzenlemesi

2-KARMA YAPI GRUPLARI: Aciliyet ve izolasyon tür-lerine göre gruplandırma. Uyumlulaştırma (homojenize etme)

F) GİRİŞ TANIMLAMA

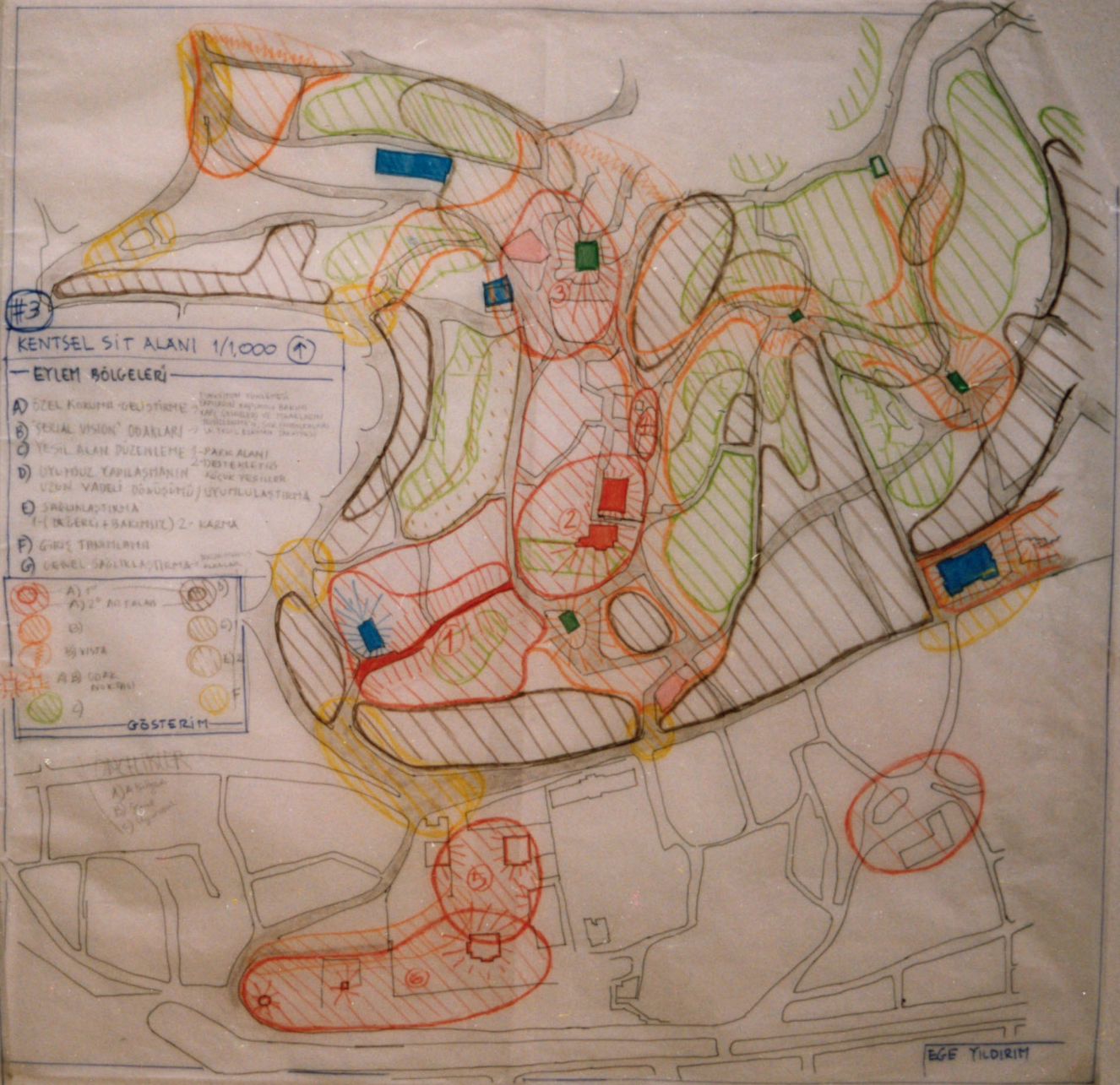
YÖNLENME: Levhalar, duvarlar, işaretler

YAPILAR: Basit onarım

ÇEVRE: Sokak düzeni ve elemanları onarımı/takılması • Durma grupları

G) GENEL SAĞLIKLAŞTIRMA

İçeriklerine göre sınıflandırma



5



23 DÜZCE'DE YERİNDEN KALAN KULESİ



29 KÜTAHYA KÜLTÜR YERİ



RAHİME KÜLTÜR YERİ, KÜLTÜR VE KÜLTÜR



30



31



32 KÜTAHYA KÜLTÜR YERİ



34 KÜTAHYA KÜLTÜR YERİ

KÜLTÜR KÜLTÜR KÜLTÜR

SİT ALANINDAKİ YAPILARDAN BAZI ÖRNEKLER



36



37



UTUŞUR BAZI YER KÜLTÜR KÜLTÜR KÜLTÜR



38



AKIL KÜLTÜR KÜLTÜR KÜLTÜR



40



41



42



43



44



45

SOKAK DOKUSUNUN BİRDEN PAZLA YAPILAN SOKAKLAR BÖYÜK OLUYOR VİSTALIK



46



47



48



49



50



51



52



53



54



55



56



57



58



59

50 YERİNİN ÇIKIŞI - İZİN TIKI ÇIKI ÇIKI

BRIEF EXPLANATIONS FOR PROJECT SHEETS:

1- PROPOSAL FOR URBAN SITE AND IMMEDIATE SURROUNDINGS

(Citadel, Residential Areas, Central Business District, Seaside), 1/3,500

Legend:

Roads, Boundaries, Land Uses

Protection Areas (shown in circles and ellipses): Within Site (conserved street, ancient bath, mosque and square, etc.); Outside of Site (Museum, Atatürk Monument, Old Station junction, Government Building, Railway street lined with conserved trees, etc.)

Residential Areas surrounding Site: classified according to harmoniousness of fabric with Site, density levels, distribution of open/built spaces, and approach to be taken (i.e. rehabilitation, regulated development, environmental upgrading, connections)

BASIC PRINCIPLES, 1/5,000

Establishing relationship of Site with its surroundings: Protecting Site from threatening factors (Site protection band, channelling CBD development eastward, etc.), encouraging harmony of residential areas with Site (protection of slopes' silhouette), supporting Site and environs culturally, supporting the accessibility relations of Site and environs (visitor and pedestrian routes, access to seaside)

Organising Site area: Organising transportation (E-W vehicle, N-S pedestrian axes, parking, etc.), upgrading physical environment and quality of urban fabric (repair programs, socio-economic assistance, NGO support), promoting cultural identity of Site (cultural centres, education programs, labour training, touristic facilities)

2- PROPOSED DESIGN OF URBAN SITE, 1/1,000

AND VIEWS OF SOME SECTIONS AFTER PROPOSED RESTORATION

Legend:

Buildings (according to listing degree and function), Environmental elements, Open spaces, Roads

Basic Principles:

A "refurbishing" approach has been taken (open/built ratios and physical structure is preserved, environmental quality and authenticity are improved).

Existing socio-economic population group is intended to be kept intact (tenant protection).

Minimum demolition, only in accordance with upper-level planning decisions.

Transfer of ownership rights to be used for property owners.

Infrastructure to be taken underground.

Traffic regulation measures to be brought.

Stages of fiscal planning in different sections.

Population data: Total surface area: 20 ha. Total population: ≈9,000. Population density: Average 500 p/ha (230 p/ha in traditional fabric, 1160 p/ha in newly built-up section)

Services concentrated in the north and interior of Site area. Southern section can use CBD and extra-Site services.

3- INTERVENTIONS TO BUILDINGS AND SPACES, 1/1,000

Legend:

Principles of intervention: According to a matrix with parameters of value to be preserved and state of building stock

3 degrees of repairs (small-/large-scale), Harmonisation, Preservation, Façade treatment, New building experiments and projects areas, Landmarks, Publicisation

According to credit types: Residential, for public use, for touristic-commercial use, for general environment improvement

TRANSPORTATION SYSTEM AND SERVICES, 1/1,000

Transportation:

Roads: Varying degrees of vehicular, pedestrian and mixed roads, public transport routes, Parking spaces, Nodes and entrance points

Services:

Education, Health, Childcare and parks, Administration, Culture, Commerce, Touristic commerce, Religious

4- DESIGN PRINCIPLES ACCORDING TO ACTION AREAS

- A) Special conservation (preservation + development)
- B) Serial vision
- C) Green space arrangements
- D) Long-term transformation of inharmonious structures
- E) Rehabilitation of structures
- F) Entrance definition
- G) Rehabilitation of general area

5- ORGANISATION AND FINANCING

Existing Models:

- 1) İZEYAP (İzmit Houses Survival Project)
- 2) TOKİ (Turkish Mass Housing Institution)
- 3) Dutch National Conservation Fund

İzmit Urban Site Model Proposal:

Priorities:

Authorisation of Protection Plan Areas to be given to one body, to relieve power conflict between conservation committees (Ministry bodies) and local government.

Conservation Plans and regular Development Plans to be more integrated, with external benefit taxes and more redistributive policies to be adopted.

More regional and large-scale exchange and co-operation programs to be made between different areas and projects.

Local government to develop a conservation unit within its own structure.

Financing to be addressed beyond ministry sources and every conservation area and project to develop its own fund, pluralist in its sources (with special emphasis on private bodies as sponsors).

Credit types (Touristic enterprises, houses): TOKİ, Public Banks, Constitutional public grants, Municipal grants, International bodies

Profitability analysis:

- 1) Non-profitable restoration
- 2) Medium-profitability restoration
- 3) High- profitability restoration

Tenant-owner equilibrium

Measures to promote cultural property profitability like differential policy.

Model Structure:

- A) 1st Stage: Initial, general repair and restoration (On urban fabric/ site scale, in high-land-priced main street axes, in special action areas)
 - B) 2nd Stage: Management (Long-term care, services, infrastructure, public relations, traffic planning)
- Special sub-body: İZEYAP Consultant Committee

6- PHOTOGRAPHS OF VARIOUS VIEWS OF SITE