Architecture of the city in the post-urban transformation

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Abstract
While scholars emphasize the importance of the role of the architect in shaping the urban fabric, they agree to that in the contemporary city, s/he has to confront the "planned urbanism" dictated by top-down policies and the market realities. The paper aims at projecting into the city after Urban Transformation in Istanbul at the end of the quarter of the 21st centuy. Will U.T. provide an innovative image to the city and enhance the building quality? The discussion of such questions will be carried through mostly the residential architecture, major zoning in the urban structure. Urban and architectural aesthetics can be adversely affected by relations between conflicting powers in the housing markets. The implementations of U.T raises two issues, namely, is the value of the demolished building for the sake of Architecture lost or diminished? Does the demolition break neighborhood ties embedded in the culture, leading to disruption and alienation? How can the architect resolve this dilemma? What are his design tools to intervene into urban structure? A critical assessment of the legal, cultural and physical frame in the urban context is the main research approach, to be supported by project archives. In this paper, possible tools of the architect to lead U.T. will be explored; to provide few clues for further research.

1. Introduction

The urban transformation planning and housing) market realities should but usually do not coincide. While the first is after orderliness, accessibility and development for the all majority; the second is often concerned with profit and prestige. This puts the architect into crisis. Global forces in the information age impact upon the architect who has to design and build for the sustainable city of the future in the contemporary world. In this context, the master plans may not be the best useful instruments, but nonetheless, the architect must proceed to generate urban spaces which the locals require. As Prix claims "gridded and ideal space" is overcome by the "actual dynamics of urban transformation"(Prix, ??).

Such development aiming to produce planned and healthier environment for the urban dwellers, has to challenge the expected side effects of increased building density, crowding in the city, deterioration or negligence of historical sites, and loss of urban identity as well as repetition in the urban fabric and silhouette to result out of U.T. Will the city maintain its public spaces as before in the housing environments and around? U.T. implementations in the city usually takes the form of demolition and reconstruction on "cleaned" sites. The value of the demolished building for the sake of Architecture (carrying properties of specific architectural era or style), is lost or diminished.

Architect is the form-generator; yet, what will happen to the architecture of the city? Will all the changes be progressive? Environmentally, culturally and economically? (after U.T. completiton)

1.1. Structure

The paper starts up with the initial question: What is the architect's dilemma, and throughout the process, examines this double-edged Inquiry, to pave the way to the answering the question: How can the architect resolve this dilemma?

The inquiry will be conducted by two strams: (1) Spatial (2) Cultural. These two define the major and interactive aspects of urban transformation. The Spatial Inquiry will concentrate on the following questions:

• Will U.T. provide an innovative image to the city and enhance the building quality?

• What will happen to the silhouette of the city?

• Will the city maintain its public spaces as before in the housing environments and around?

The Cultural Inquiry will be detailed in the following questions:

• Is the value of the demolished building for the sake of Architecture (carrying properties of specific architectural era or style), lost or diminished?

• The demolition brings a break in the neighborhood ties embedded in the culture, leading to disruption and alienation of the dweller when the whole quarter is transformed as a whole.

Concluding remarks will highlight the tools/the architect posseses while intervening into urban structure by designing and implementing.

1.2. Objectives

The objective of the congress being to 'create a medium for academic, civil society and governmental stakeholders for sharing ideas, projects, research and critics on urban planning, architecture and design', as stated in the announcement booklet, the paper intends to begin discussing the seminal question: What is the architect's dilemma?

• Planned urbanism by top-down policies Haughton and Allmendingell(2013) since 1990s, all national governments moved away from the central government to local governments. Shift from "top-down" targets on housing caused shift from "top-down" targets on housing new sub-locals neighborhood emphasis upon plan-making and development. By localism, it is possible to meet the demands of different places and circumstances.

• (Housing) market realities

In Istanbul which is the case study, the spatial and cultural layers of the city have gradually cumulated throughout time by in-migrations from Anatolia, investments of commercial and industrial capital, as well as global factors. Contemporary city depicts all these layers in its current urban texture. By reading, observing, examining and analyzing it, it is possible to re-discover

and re-interpret the urban transformation and urban renewal activities in perpective. This provides for urban planners and policy makers with a tool to project into future some novel ideas on urban issues.

Lynch (1981) emphsizes that a city is legible and knowledgeable by its paths, nodes, regions, landmarks, and edges. His concept of FIT is used to describe the places where (cultural) activity and (spatial) built-form are mutually self-sustaining. A fit city provides spaces, buildings and networks for residents to pursue the range and intensity of activity desired.

The following parts of the paper are organized on the basic argument that the "spatial aspect" of the urban transportation and urban transformation is to be discussed with irs inseparable twin, "cultural aspect".

Montgomery (2010) maintains that cultural quarters are mechanisms for urban regeneration. They have been developed to be used as a deliberate model for urban regeneration of declining urban areas, as policy mechanisms. (p.3) He further claims that all successful urban spaces have 3 sets of elements, and that theories of Jacobs, K. Lynch and A. Kostof that a balanced and good city must have 3 components (following from Canter's metaphor for Place (all cited in Montgomery, 2010)

1. Space - spatial and physical, form and type of buildings, permeability* of streets

2. Activity - cultural, economic forces of development

3. Meaning - values for the city identity.

Built Form - Principles of architecture governs the form of the city according to (Moneo). The study of political, economical, and social system cannot by itself explain the city. Within the built form, such details as "Fine grain urban morphology, -variety and adaptability of the building, permeability of streetscape, legibility, amount and quality of public spaces, active street frontage, environmental signifiers" are included.

Activity - Although it is controversal according to the modernists, culture orients people's activities and use of the built forms. It accomodates "diversity of

primary and 2ndary land uses, extent and variety of cultural venues, presence of an evening activity, strength of small firm activity, access to education providers, presence of festivals and events, availability of workspaces for artists and low-cost providers, small firm economic development in Cultural centers, complementary daytime and evening uses".

Meaning - This property comes through experiencing the city and keeping the city in the memory. Meaning is what people conceives the built-form and activities in his/her world. In other words, it is how s/he relates herself//himself to the city, or part of the city locale. It encompasses "important meetings and gathering spaces, sense of history, area identity, and imagery, knowledgeability and environmental signifiers, A good city must have the qualies of "authentic, innovative and challenging",

Street life must be legible at the edges, must have at least a number of activity nodes between which it is easy to travel. It must have active frontage.

2. Physical-spatial

Characteristics of the built environment contribute significantly to the identity of the city. "Buildings can create and signify a structure for urban life" Yücel (2008). Building process produces urban space and this production is dynamic and growth-oriented. Various layers in the city are thus formed throughout time and history. Old and new, open and closed, permeable and non-permeable make the city interesting and challenging for the citizens by creating tension of the extremes. The changes in silhouette can be disturbing if the small scale is overcome by the large scale: the tall may overpower and put pressure on the low-rise.

Variety is a significant quality in a city, both structurally and spatially. The everchanging city silhouette to the highrise may easily generate a monotonous skyline by repeated uniform high-rises, as in the case of TOKİ in which identical blocks and similar plan types add no value to the readability of the city. When there is no old besides the new; no low-rise besides the tall buildings, the city is considered to

be not performing well (Jacobs, 1961). When there is mono-type housing and similar building heights the city seems to be visually and aesthetically unbalanced. With the developments brought by transformations, all quarters in the city will have a tendency to look eventually the same.

Each housing settlement / zone is identified by its unique characteristics: i.e., detached housing with garden, or house with pitched roof, or housing with courtyards, or settlements with dead ends.

Various institutions are taking part in the urban transformation process. In Istanbul National Central institution, Mass-Housing Development Agency (MHA) is planning every transformation project site by demolishing it first and re-building a new . Another higher level central agency is Ministry of Urbanization and Environment. It is revolving power to the MHA. However, the Local Government institutions should be the main actor in the urban renewal process. All the decisions related to demolitions for cleaning up plots for new urban projects and re-zoning tended to be taken by the Central Government. Numerous agencies exists with relationships between them. Variety of stakeholders is regularly expected in the housing market. However, the overpowering of one institution above the others in the political system is parochial and non-democratic. .Local government has more direct and reliable knowledge from the field, i.e., on household demographies, occupational distribution within the neighborhood, condition of the houses and quality of services, than the distant central government agencies..

Furthermore, it is the dwellers who best know first hand their needs, demands, and expectatations of their new spatial and socio-cultural environments to be formed . If they are not allowed to participate in the transformation /decision process, the dwellers would have no chance or choice for shaping their future living and work environments. Therefore, a good strategy facilitates the communication between diverse stakeholders. (Falludi,: 2000)

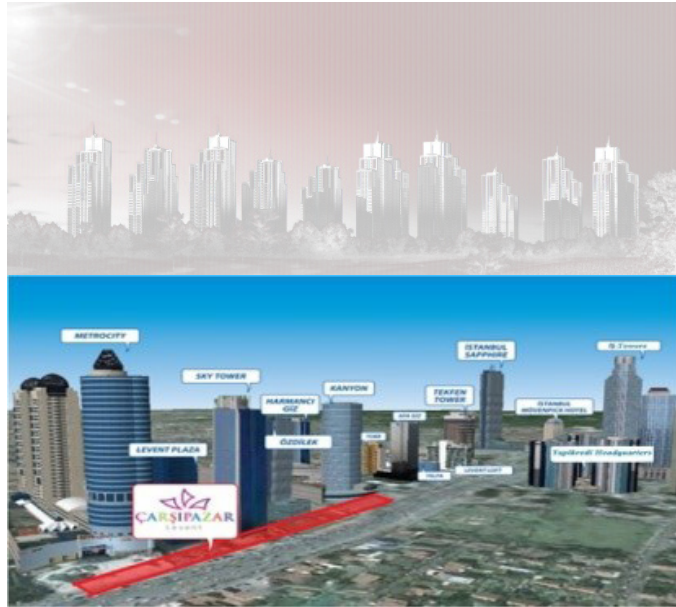Cases from İstanbul illustrate the tendency of silhouette to change.

Figure 1. *How to format a figure (Resource: Anonim, 2011) Spatıal Aspects-- 1Will U.T. provide an innovative image to the city and enhance the building quality? Panorama from Istanbul Adalet Palace.*

Figure 2. *Maslak Sihouette Beşiktaş from Barbaros Blvd. (Resource: Photo by Ç.Eren 2014).*

Figure 3. Kağıthane.

During the last 3 decades, the uprising buildings in Istanbul (Fig. 1) along the Beşiktaş-Maslak development axis (Fig. 2) points out to this abrupt change.

What will happen to the urban pattern? With historical and layered meaning?

Urban texture may deteriorate by its increased scale and increased dislocation, causing cultural break-up of neighborly ties.

Type of urban transformation in the form of house type that dwellers prefer: In Kağıthane research, it has been found that

• Nearly fourty percent of the sample would like to move into housing group,

• Nearly one-third would prefer to live in detached house,

• Nearly one-fifth of the sample expressed desire to live in flats after the urban transformation.

3. Socio-cultural

Political, social and economic system has an impact on the built-form of the city.

"Resilient city" concept, emerged during the last decade or so, and was initiated by 11/9 terrorism. Further, increasing climatic and earth related disasters in the cities made it a priority matter. The policies reflected this and the topic was of concern to policy-makers and environmental planners. Giving responsibility to many stakeholders in order to hold territorial control and security has become crucial.

How does this influence the city and its aesthetics? From Socıo-Cultural point of view, this issue requires a policy focus on the community empowerment. Strong communities can challenge urban territorial attacks. (Coaffee, 2013)

In Kağıthane, not only will the building charateristics change after the completion of urban transformation process, but also the community bonds. Neighborly relation will break down, with the leaving of the houses one by one in this city region. Cultural change will be brought abruptly, affected by spatial changes of the urban texture: higher income, individual users who do not know each other will replace the lower-income neighbors. Some developments are carried by the government: prestige buildings for the holdings, for instance.

"...at least a proportion of the activity found in cultural quarters might well require governmental support in order to survive in-situ" (Montgomery, 2013)

Cultural aspects

Some possible side-effects and issues related to cultural aspect of transformation are as follows:

• the value of the demolished building for the sake of Architecture (carrying properties of specific architectural era or style), is lost or diminished, (ex.of Haydarpaşa Station, etc.)

• the demolition brings a break in the neighborhood ties embedded in the culture, leading to disruption and alienation of the dweller when the whole quarter is transformed as a whole.

• The city may not maintain its public spaces as before in the housing environments and around.

• The function of the public spaces should be VIVIDITY, VITALITY, and DIVERSITY.

• Vividity and vitality refers to 24 hours / 12 months use over the clock. This is possible by the spatial context and planned activities on space

• Diversity refers to variety of people, with different profiles, purposes, and needs

• Current public spaces can be described as: ALIENATION, CROWD-

ING, and LACK OF DIFFERENTIA-TION.

• Alienation refers to lack of access to streets, squares, sidewalks in certain areas of the city where private governance is predominant.

• Crowding refers to mob behavior as well as potential rebel places.

• Mega-projects impact upon people in a way to make them feel lost and alienated in the city

4. Cases

In this section, several cases will be focused upon to explain and examplify the spatial and cultural impact of urban transformation, which in turn will trigger the visual change of ıstanbul 20 years from now, time officially estimated for completion of transformation works.

Fikirtepe: A settlement will probably look like Kağıthane eventually because almost all existing urban texture will inevitably vanish, not to be able to confront unplanned demolitions. An alternative strategy would have been planned and balanced approach to U.T. in the form of improvement, regeneration and renewal, rather than tabula rasa re-construction, which is a man-made disaster.

Kağıthane: This area should preferably carry its historical industry. It can achieve this by opening up museums in restored industrial sites and maybe re-use some of the old buildings as landmarks. The city region K.have originally been an informal settlement, formed around formally planned industrial zone of factories.. It used to have low-rise and then by time high-rise apartment houses, all informally develope. The plans for the area is to rapidly convert the coal and paper industry into "information age industry"/"knowledge industry" and commercial-entertainment. Afterwards, the area is expected to accomodate another social group: in place of existing informal dwellers whose squatter housing will have to be demolished; high income native and foreign businessmen and people from commercial sector who will live in residences.and gated neighborhoods. Such a change is empowereed by the contractors in the housing market who convince the

Figure 4. *Fikirtepe.*

Figure 5. *Old Kağıthane houses.*

Figure 6. *New: Vadi İstanbul-Ağaoğlu project.*

owner-dwellers to sell their houses. and leave the neighborhood. Such dynamics overpower the governmental plans, which lag far behind. Non-existence of a holistic plan or unintegrated master plan facilitated the process of unplanned, small-scale transformation.

Kağıthane research

• That a significant sector of the population sample in the three neighborhoods think their building should not be part of the transformation process, indicating their lack of knowledge and lack of organizational capacity.

• The neighborhood dwellers in Kağıthane to some extent wish to live in detached housing, while most envision a flat in a multi-family block, as they live now, but a flat which is of better quality than they occupy currently.

Meaning of urban transformation for the dwellers:In Kağıthane research, the results show that for the dweller, urban transformation means the following:

• Strengthens their buildings,

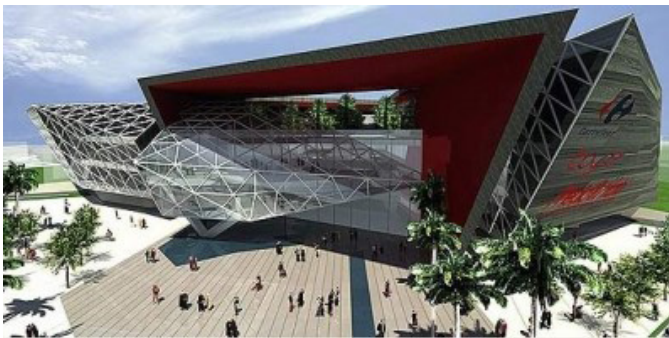• Restructures and changes the (urban) environment,

Figure 7. New projects in future Kağıthane.

• Brings about planned urbanization,

• Is a means of modernization (Dülgeroğlu, Özsoy, Pulat-Gökmen, 2014)

Haydarpaşa: The cities are differentiated from others and are recognized by their landmarks. U.T.is unfortunately wiping out these landmarks one by one. It will be physically and functionally replaced by a bigger scale port Project. Haydarpaşa mega project is a good case for this: it will be replacing the existing historical train station of Istanbul; first to connect Anatolian side to the European side, Asia and Europe by train. This station is a19th century gothic style stone architecture and is a very important landmark. This layer of history will be lost foreever after the completion of urban transformation.

Value of the original Haydarpaşa station

• Architectural value as a Building.: Neo-classical German Architecture (architectural value)

• Reference point in the City of Istanbul (between the sea and the land)

• Connection of Asia and Europe (practical and transportational value)

• First rail connection in Turkish Republic - a breakthrough in early Republican history (Historical Value)

• A symbolic building representing the turn of the century (1908) (symbolic value)

• In the beginning, an area of 2525 m² but now, a building with 3836 m² , with increasing construction density.

• In the construction, German construction workers worked with the Italian stone artizans..

Galata: In the historical peninsula of Istanbul, piecemeal development of the old city can be observed in Galata region. Small merchants, ateliers of the craftsman, small traditional houses used to characterize the area with supporting facilities to sustain a modest life for centuries. The area had pocket post Office, Turkish Marine Works Administration Directorate, and Çinili han, and it connects with the sea at Salıpazarı Cruise Port.

However the new mega project, called Galataport, will cover a huge area including the old galata and extending to Salı pazarı, totalling to 400 thousand m2. The recently restored warehouses which had been used for fashion, na-

tional and other international exhibits, will be transformed within other warehouse (antrepo) series for commercial and touristic purposes.

Mega-projects impact upon people in a way to make them feel lost and disconnected with the city.

5. Discussion

In literature, the main controversy on a good city form has revolved around the diversity of building forms, of sizes, as well as diversity of use and activities for the balance, identifiability, legibility, and sustainability. Jacobs (1961) talks about balanced cities: City diversity means mixture of building types, ages, sizes and conditions. Tight, rather than loose urban grains are suggested. Scale, build to lines, story heights, and overall relationships between the height of the building and the width of the streets and routes.

A sustainable urban form has no single ideal form. Physical form of the city or city region with its shape, size, density and configuration of land can affect its long term sustainability.

"This places very clear emphasis not only on physical form but also on the importance of place, character and local factors at work in different places. Also with a growing understanding of the role of the culture in urban developmental concepts, such as "place-values" can be taken on board. (Sullivan, 2014, p.4)

Convergence of influences on urban form and development patterns are economic issues, environmental quality of life, local government structures, and landscape.

These arguments do not point out to one ideal city form and neither does urban transformation. Urban transformation aims to provide healthier and more resilient cities. Appropriate the building form and meeting socio-cultural factors are both necessary for attaining a sustainable city. Therefore, size, diversity of activity/use, and spaces to accommodate them matter for the architect and the urban planner.

The micro-examination of the İstanbul case through its major examplary urban regeneration/transformation process all indicate that the city as a whole is changing too fast, and is

Figure 8. Haydarpaşa-Uskudar project -old historical.

Figure 9. Haydarpaşa New mega-project planned.

Figure 10. Haydarpaşa Port project.

Figure 11. Old galata Galata region in the beginning and second half of the 19th x 20th century.

about to lose its past, and contemporary characteristics and values. Its increased scale, its decreased historical landmarks are not only changing its geographical and architectural landscape, but also changing its cultural landscape. As a consequence, fragmentation of Istanbul into "sub-cities", each with its own sub-cultures and building typology is far from representing the city as a concept and theory, and far from sustaining in the future.
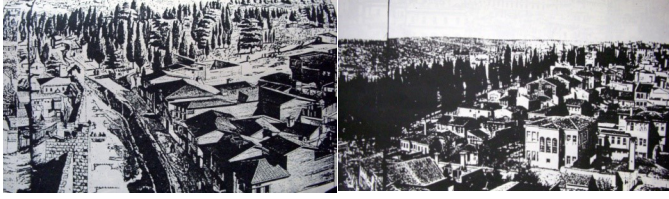
Figure 12. Galata region in the beginning and second half of the 19th x 20th century.
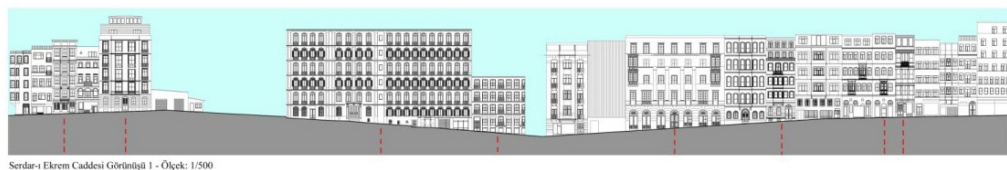

Figure 13. New Galata project.

Figure 14. Galata-Beyoğlu-İndividual U. transformation interventions (Dalgıçer, 2011).

However, ther scholars argue that the city-region is the most appropriate scale for survey for various elements of the sustainable development paradigms.

According to Campbell(1966), there is a "triangle of conflicting goals for planning:

"in the context of increasingly globalized, fragmented and diversified economies, traditionally bounded municipalities are considered too small in scale to manage strategic urban challenges, ..." (Sullivan, 2014, p.6)

Nation is too wide a geography on the other hand. In Geddesian terms, planning should be a holistic one. In this sense, Strategic Plans According to Falludi, (2000), concern the coordination of projects and other measures taken by a multitude of actions.

Partneship and collaboration are principles in the proliferation of institutions at local and central levels (Kearns and Raddison, 2000) Multitude of decision-making structures is a challenge at the multi-level government environments (Benz and Eberlein, 1999) because of the complexity of economical, environmental, social and physical urban issues, incoherent policy issues, and fragmented policies

6. Conclusion

Concluding Question: What are the tools/he posseses while intervening into urban structure by designing and implementing?

Figure 15. Individual Gentrification in Galata-transformation is not simply due to individuals but also to local authorities and policies.

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• Projects, not policies should be worked out. Each project is unique.

• Field-informed knowledge must be provided to the decision-makers and urban planners

• Collaboration among the central and local agencies need to be sought, not to confront problems of implementation

• There is a need for a multi-actor commission, made up of Professional organizations, Chambers, Universities, Banks, Sub-municipalities, NGO's, and Dwellers

• There is a need to orient and re-route the future transformation with a more informed public and informed policy.

• Squatter housing must not be demolished before squatters have found place to move into.

• There is a need for transparent governance, in order to create awareness ; and to provide information for the enactment of the urban transformation

• Sub-municipalities must get organized at a higher level, in order to integrate the urban plans , and to provide holistic approach

• Diverse urban forms, building typology and plan types must be offered in the housing sector especially and in the construction sector in general.

• A variety of themes; old and new, protected and demolished, high-rise and low-rise, etc. should be introduced to save the cities.

• Geddes' finds in the recent past, the planning is focused on preserving areas of beauty or high aesthetic value. This design principle needs to be remembered.

• Building form and socio-cultural factors are both needed for a sustainable city. Therefore, size, diversity of activity/use, spaces to accomodate them should be stressed

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Figure 16. *Totally unfit architecture.*

Figure 17. *Taxim-Gezi Park Crowding refers to mob behavior as well as potential rebel places.*

Figure 18. *Alarmingly rapid change of silhouette and scaler.*

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