EVALUATION OF THE TRANSFORMATION PROCESS IN BURSA MURADİYE BETWEEN 1984 - 1995

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Prof. Dr. Tayfur ÖZTÜRK
Director

I certify that this thesis satisfies all the requirements as a thesis for the degree of Master of Science.

Inst. Ali CENGİZKAN
Head of Department

This is to certify that we have read this thesis and that in our opinion it is fully adequate, in scope and quality, as a thesis for the degree of Master of Science in Restoration, Department of Architecture.

Inst. Necva AKÇORA
Supervisor

Examining Committee Members

Inst. Dr. Nimet ÖZGÖNÜL
Inst. Necva AKÇORA
Assist. Prof. Dr. Neriman ŞAHİN
Assoc. Prof. Dr. Sercan YILDIRIM
Architect M.S. Semra ENER

ABSTRACT

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BİLGİLİ , Ebru

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Supervisor : Inst. Necva Akçura

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The rapid industrialization and urbanization process, affects the traditional settings located within the boundaries of city structure. Due to the effects of the process, historic areas begin to lose their cultural properties in general. The conservation process in historic areas starting from 1970 has developed in stages due to the changes in the understanding and general policies.

In this thesis, transformation process of Bursa Muradiye District between the years of 1984 and 1995 is investigated, considering the alterations in the legal and administrative frame and social structure and their roles in the whole process.

A general evaluation of the transformation process between 1984-1995 is given which may provide a more efficient preservation process.

Keywords : Environmental Preservation, Conservation Plan, Transition Period Decisions, 'Restorations, New Buildings

ÖZ

BURSA MURADİYE' DE 1984 VE 1995 YILLARI ARASINDAKİ DEĞİŞİM SÜRECİNİN DEĞERLENDİRİLMESİ

BİLGİLİ, Ebru
Yüksek Lisans , Restorasyon Anabilim Dalı, Mimarlık Bölümü
Tez Yöneticisi: Öğretim Görevlisi Necva Akçura

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Endüstrileşme ve kentleşme sürecinin hız kazanmasıyla birlikte, kentsel doku içinde yerleşen tarihi yerleşmeler bu süreçten olumsuz yönde etkilenmeye başlamıştır. Türkiye'de tarihi çevrelerin korunması 1970'lerden itibaren genel koruma anlayışına ve sürdürülen politikalara bağlı olarak gündeme gelmiş ve çeşitli aşamalardan geçerek geliştirilmiştir.

Bu tez kapsamında Bursa Muradiye semtinde 1984-1995 yılları arasındaki, fiziksel, yasal-yönetsel ve sosyal değişimlerin analizi yapıldı ve tarihi sit alanlarının değişim süreci içindeki yerleri araştırıldı.

Yapılan analizler ve değerlendirmeler ışığında değişim süreci irdelenerek daha farklı bir süreç için gerekli olan yasal-yönetsel, teknik ve mimari öneriler tezin son kısımında aktarıldı

Anahtar Kelimeler: Çevresel Koruma, Koruma Planı, Geçiş Dönemi Kararları, 'Restorasyonlar', Yeni yapılar

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CHAPTER 1

INTRODUCTION

1.1 Content and the Aim of the Study

The industrialization and urbanization process, affects the traditional settings located within the boundaries of the cities. Due to the effects of the process; the historic areas begin to transform in physical, social and cultural terms that result with the loss of cultural properties and local features in general. Starting from 1970 in Turkey; the conservation and preservation in site scale has started to be considered and the registration of the areas in site scale has begun, together with the classification of the traditional buildings within preservation groups. The conservation process, in historic areas has developed parallel to the changes in conservation attitudes and general policies. After the registration of the sites according to their characteristics as archeological, historic urban etc., the necessity of special Conservation Master Development Plans for these sites is foreseen (Decree No 2863, Article 17). The transition period decisions which are prepared according to preliminary surveys and define the building process in the environmental and building scale for a defined period of time; until the Conservation Master Plan is prepared, is the first step in the process. The Conservation Master Plans are prepared afterwards with more detailed surveys of architectural characteristics and social structure. In most of these examples due to different reasons, Conservation Master Plan define the building activities rather than forming comprehensive solutions to the problems of conservation and rehabilitation. The transformation process in the traditional settings, on the other hand are affected by different mechanisms. In the building scale the implementations are carried out according to the preservation principles stated

by High Council for Preservation of Natural and Cultural Property that define the interventions according to the classified building groups. But in practice, this process could not provide the preservation of sites as a whole.

Muradiye, district in Bursa is chosen as the specific study area because of its historical and architectural importance; and as it was designated as an historic urban site in 1979 and has witnessed the results of the procedures mentioned above. The study area formed a considerable part and carried the general characteristics of the whole district. By the Decree No. 1088 in 13.1.1979, the Transition Period Plan decisions of Bursa (Bursa Kenti Tarihi ve Doğal SİT Alanları Geçit Dönemi Koruma ve Geliştirme Planı (1/5000) ve Hükümleri) were declared by High Council Of Preservation Of Immovable Cultural Property (Gayrımenkul Eski Eserler ve Anıtlar Yüksek Kurulu; GEEAYK). These decisions were also valid for the district, Muradiye. By Decree No. 1730 in 4.5.1991, the Conservation Master Plan of Muradiye was declared by the Bursa Regional Council of Preservation Of Cultural and Natural Property (Bursa Kültür ve Tabiat Varlıklarını Koruma Kurulu; BKTVKK). The Conservation Master Plan covered different districts where the study area was also included in the boundaries. The Two Stages, Transition Period and Conservation Master Plan, affected the physical changes occurred in the study area.

The aim of this thesis is to study the recent transformation process in the site during the last eleven years between 1984 and 1995; by the carried out analysis and evaluations of the changes in legal, physical and social terms; and to investigate the possibilities for a better conservation process.

1.2 Methodology and Source

A detailed master thesis was prepared in 1984 by Sercan Yıldırım in M.E.T.U in the Graduate Program in Restoration studying the physical character of the area in architectural and environmental scale. This study gives possibility for comparison of the situation of the site in an eleven years interval between 1984 and 1995. The

related data in 1984 , was utilized thorough out the thesis in the comparison of the two stages 1984 and 1995.

The general survey in the area is first conducted in February 1995 and a second survey in September-November 1995. In the first survey, the general physical changes in site and building scale were depicted and in the second survey the physical and social changes were tried to be surveyed in details.

A brief historical research was carried out from the written sources. For the study of the legal and administrative frame and its development; the list of the registered buildings, the Transition Period Decisions and the Conservation Master Plan were provided from the Ankara Regional Preservation Council for Cultural and Natural Property.

The survey of the site was conducted in different stages. The first stage consisted of the survey of the interventions in site scale, of the land use, building heights and the physical changes such as the demolished buildings, new buildings and restorations between 1984 and 1995.

In the other stage, a survey in the building scale was made. Among the total eleven 'restorations' carried out in the site; the projects of only six were provided from Bursa Regional Council for Preservation of Cultural and Natural Property. The prepared social questionnaire cards were applied for the eight 'restored' buildings in order to depict the social, economic, cultural structure of the habitants and to compare the changes made since 1984.

For the new buildings, scaled drawings of elevations and site plan were prepared. The elevations were drawn in 1/100 scale and the site plan in 1/200 scale in order to depict the physical and architectural characteristics.

The registered buildings were surveyed by the prepared inventory forms aiming to collect data on social and architectural characteristics. The architectural

investigation consisted of the survey of the structural, sanitary conditions and the related problems together with the evaluation for the types of interventions applied in the given (1984-1995) time interval. The social investigation consisted of the survey of the social, cultural, economic structure and the attitude of the inhabitants for conservation. (Figure 1)

The thesis consists of eight chapters. In the second chapter, a general description of Bursa and Muradiye is given with the environmental and architectural characteristics of the study area. The building characteristics were primarily divided into to as traditional and contemporary. After this division, the building characteristics are analyzed within different zones.

In the third chapter, the existing legal and administrative frame of the site is discussed. The stage in legal and administrative attitudes are clarified which include Conservation decisions brought by the Conservation Plans and the stage prior to Conservation Plan. The Transition Period decisions of Bursa and Conservation Master Plan of Muradiye are evaluated where the original copies are also provided in Appendix B and Appendix C. The state of the study area in Two Stages is also considered, where a comparison is provided in the number of the registered buildings and changes in the attitudes between the Two stages.

The physical transformation in the site scale between 1984 - 1996 is studied in fourth chapter under the headings of land use, building heights and the site organizations. The changes in building scale is introduced marking the demolishments, new buildings and restorations. These also form the headings of the next chapters that are studied in detail.

In the fifth chapter the analysis and evaluation of the changes are covered. The changes are divided into two and analyzed as the changes in site scale and building scale. In site scale the changes as site organizations, land use pattern are given with comparison to the state in 1984. In building scale, the analysis and

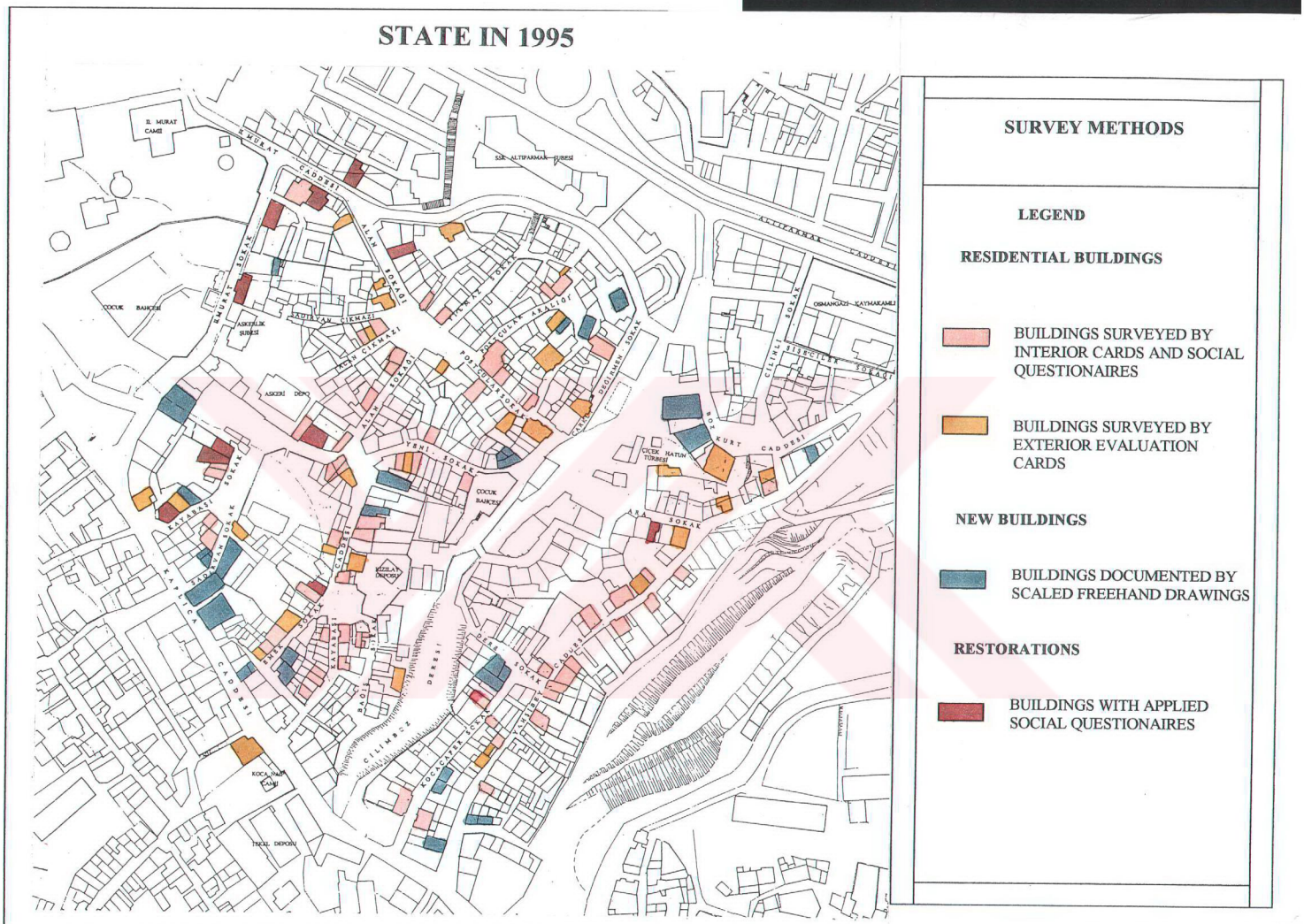


Figure 1 Survey methods; 1995

evaluation of new buildings are covered. The legal frame that govern the construction process is given at the beginning. The analysis and evaluation of the new buildings are carried out first by the description of the characteristics as function, location, mass characteristics, facade organization, construction technique and material utilization. The described characteristics are analyzed under the same headings within the legal frame considering the site characteristics and the state in 1984 . The positive and negative points in the legal and implementation process are evaluated considering the end products. The analyzed characteristics are evaluated in terms of the characteristics of the new buildings and their contribution to the site as harmonious, contrary and not contrary that is the acceptable condition. The analysis and evaluation of the 'restorations' are held with a short summary stating the development of the conservation process of registered buildings as the classification of preservation groups and the systematic in the implementation according to this classification. For five buildings which are documented by the scaled drawings the comparison of the condition in 1984 is carried out under the headings of plan type, building height, degree of alteration and sanitary conditions. For the six buildings, the analysis in the architectural scale is carried out. The description of the former and new situation of the buildings are dealt with in terms of plan scheme, facade organization, space quality, the condition of the service spaces, the function, the architectural elements and ornementations. After the description, the changes in the interior and exterior characteristics, the differences in building area, the differences in number of spaces, service spaces, open and closed area relationship and facade organization. Together with the changes, the social structure of the habitants are also dealt in order to depict the economic, cultural level and preservation consciousness.

In the sixth chapter the analysis and evaluation of the registered buildings are carried out. The alterations in terms of physical structure as structural condition, sanitary conditions are evaluated. The interventions applied by the habitants are also dealt under headings of structural and material interventions. The positive and negative points in the interventions considering the intervention type are evaluated. The alterations in the social structure in terms of ownership pattern, origin, family

structure, economic and cultural level are compared with the condition of the site in 1984.

1.4 Conclusion

In the seventh chapter, a general evaluation of the alterations is given considering the legal and administrative frame, changes in site and building scale and in the social structure. The legal and administrative frame is covered by the preservation attitudes in site scale, building scale and the implementation process. The physical changes are covered as the changes in the physical structure and building scale. In site scale the changes in the physical structure are covered by the changes in the zones. The changes in the functional and physical structure in the defined zones are evaluated in order to depict the transformation process between 1984 and 1995. The changes in the social structure are covered considering the economic and cultural level of the habitants and preservation consciousness. Due to the analysis and evaluations which are carried out in the previous chapters a general criticism of the transformation process in the last eleven years is given in consideration of the future transformation. The positive and negative points in the process are stated considering the reasons that directed the implementation to form a basis for the problems for a more efficient conservation process.

CHAPTER 2

HISTORICAL DEVELOPMENT AND GENERAL CHARACTERISTICS OF BURSA AND MURADİYE

2.1 General Characteristics Of Bursa And Muradiye

2.1.1 General Characteristics Of Bursa

Location and Topography

Bursa is located in Marmara region and with its surroundings is one of the most important industrial centers of Turkey.

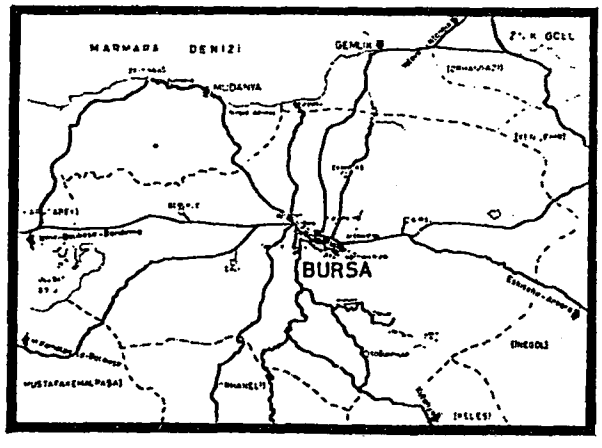


Figure 2 Location Of Bursa

(Map of Bursa; Y:M. Ertuğrul MENTEŞE Bursa Nazım Plan Bürosu - Provided from Mustafa CEZAR; p 316)

Bursa is located mainly in the plain with a natural boundary 'Uludağ' in the south direction. The two rivers 'Cilimboz' and 'Gökdere' passing through the city divide the city into sections .'Cilimboz' and 'Gökdere' had an important role throughout the history of Bursa with the factory settlements around these two rivers. In the north direction of the city there existed fertile lands that have been transformed into new organized residential settlements.

Economic & Physical Structure

Bursa throughout the history had an important industrial and agricultural potential. The silk manufacturing and residential pattern were existing in the present macroform of the city until the first years of the Republic. Starting from 1950 , the migration from towns and villages, caused an increase in Bursa' s population. With the increase in the population, there were organized new residential and commerce areas, at Altıparmak, Çarşamba districts. The establishment of organized industrial developments-sections in 1964 , led to the formation of other facilities. With this development the macroform and physical structure of the city changed and was enlarged in the direction of north- west - east.

2.1.2 General Characteristics of Muradiye

Location & Boundaries

Muradiye has a centralized location in the city, it is adjacent to the new commercial areas as Altıparmak, Çarşamba Pazarı. Muradiye is also closely related to the historic residential areas Hisar, Tophane districts which are connected to the historic commercial center 'Hanlar Bölgesi'.
'Cilimboz deresi' passing through Muradiye divides the area in the east and west direction . Muradiye district is defined by the Muradiye complex at the west, archaeological site at the east , Altıparmak caddesi' at the north and slopes of Uludağ at the south direction .

Topography

Muradiye is located at the foot of a hill, on which Çatalfırın, Hisar and Tophane districts are located. Muradiye is separated from 'Altıparmak -Çekirge Caddesi ', with the inclination increasing from east to west.

Physical Structure

Muradiye preserves its traditional texture, street pattern and street elements such as fountains , trees. The traditional buildings of two and two and half storey height; together with buildings and silk factories form a visual whole.

Economic & Social Structure

The social structure and economic level of the inhabitants show a heterogeneous pattern . The apartments on Kaplıca cad. , II.Murat Sokak belong to middle class people . In traditional buildings usually low-income groups live and the apartments adjacent to 'Altıparmak-Çekirge caddesi' belong to high-income groups.

2.2 Historical Development of Bursa and Muradiye

2.2.2 Historical Development of Bursa

Bursa was an important city both in Byzantian and Ottoman periods. It was important as being a political, social, economic and military center. With the conquest by Orhan Bey in 1326, the city became the capital of the Ottomans and the reconstruction process begun. Orhan Bey ordered the construction of Orhan Complex at the district 'Hisar'. Tradition of construction of complexes by the Sultans located at different areas gave way to the improve and enlargement of the city around these complexes. During the period after Orhan Bey, Sultan Murat the Ist, constructed a complex with his name consisting of a mosque, 'imaret', 'medrese' in Çekirge and

this gave way to the development of settlements around this area. During the period of Yıldırım Beyazıt, Yıldırım complex with mosque, 'medrese', 'han', 'hamam', 'darüşifa' and 'zaviye' was constructed in the district named as Yıldırım today. After the invasion of Bursa by Timur in 1402, there existed an eleven years interval for the establishment of a central Ottoman authority. Then Sultan Mehmet took over Bursa and the complex he constructed consisting of a mosque, a medrese and a tomb was situated in the district 'Yeşil'.

The reign of Sultan Murat IInd was important for the study area as the name 'Muradiye' was given because of the complex constructed by the Sultan. The complex consisted of a mosque, a 'medrese', a 'imaret', a bath and tombs. Since that period the habitants of the site were merely non Moslems and with the construction of the complex the Moslems also begin to settle in the area.

2.2. 2 Development of Muradiye within the History of Bursa

The development of Muradiye was also related with the silk manufacturing process in Bursa starting from Byzantine Period but especially in 17th and 19th. centuries. The silk manufacturing process has developed in stages. Between 16th. and 18th. century, it was in the form of producing silk cocoons as raw material for export. Starting from 18th. century, together with the production of silk cocoons, the production of silk thread was provided that gave way to the establishment of silk factories.

In all these stages, Muradiye had an important role in the production within Bursa. This importance influenced the population density that showed itself in the residential pattern of the area. There were three economic groups in 17th. and 19th. century; the first group, was the factory workers who utilized their houses for daily needs, the second group was the inhabitants who utilized their houses both for daily needs and for production of silk cocoons, and the non-Moslem groups of high economic class as the factory owners and merchants. The reflection of economic

structure in the residential pattern preserved its characteristics until 20th. century. With the establishment of Republic, the social and economic structure has modified and a transformation process started. The development of industrialization related with the urbanization has also speeded up the transformation process.(Sercan YILDIRIM; 1986: pp. 18-21)

2.3 Characteristics Of The Study Area

2.3.1Boundaries of the Study Area

The study area forms the main part of Muradiye District. (Figure 1).The boundaries of the study area are, Muradiye complex at the west, Altıparmak -Çekirge caddesi' at the north and 'Kaplıca caddesi' at the south and 'Kışla sokak' adjacent to the archaeological site (Decree No: 1088; 13.1.1979) at the east direction.

2.3.2 Environmental Characteristics of the Study Area

The study area although shows a uniform pattern, it has sections differentiated in terms of topography, natural elements and building characteristics.

The site is divided by 'Cilimboz deresi' into two parts as east and west sections. The connection of the two sites is provided by a bridge in the form of a road covered by asphalt. From the junction of 'Yeni sokak' and 'Çarklı Değirmen sokak' at the west section , one passes through 'Dere sokak' or 'Ara sokak' to enter the east section .

In the study area, there are different building types monumental buildings and the residential fabric. The monumental buildings and the residential buildings are divided into subgroups among themselves such as traditional buildings, the buildings with contemporary architectural characteristics, and silk factories.

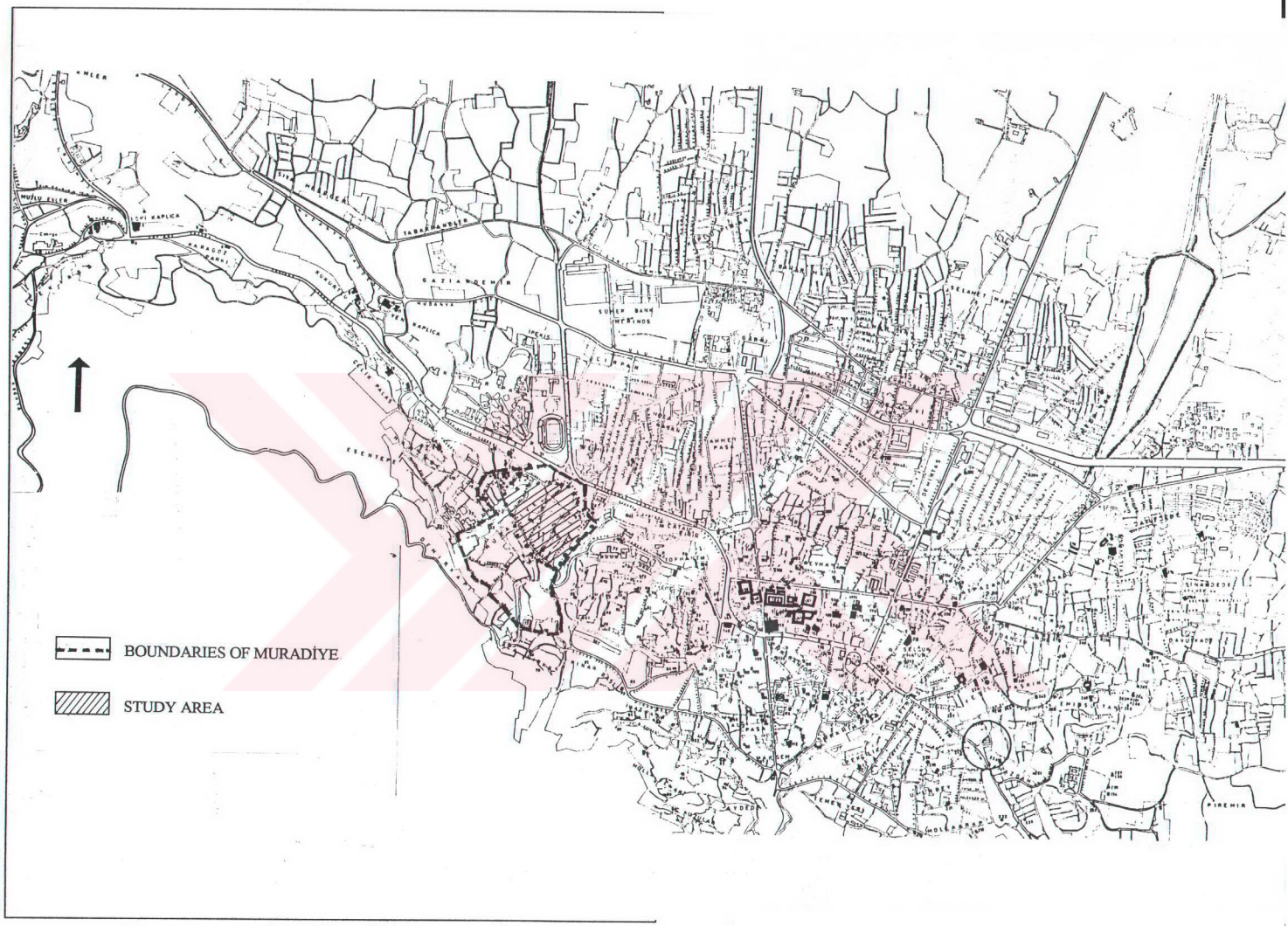


Figure 3 Boundaries of the Study Area

(Map of Bursa; by Y.M. Ertuğrul MENTEŞE, Bursa Nazım Plan Bürosu - Provided from Mustafa CEZAR; 1983: p 316)

2.3.3 Building characteristics of the Study Area

Monumental Buildings

Monumental buildings in the area can be divided into two according to their function and characteristics. Monumental religious buildings and silk factories. The religious buildings in the area; the Muradiye complex, 'Koca Naip' mosque located on 'Kaplıca caddesi' , the two tombs 'Gülçiçek Hatun' and 'Yahşibey' located on 'Yahşibey çıkmazı', Altıparmak camii' located on 'Bozkurt caddesi' and the Byzantine church located on 'Kayabaşı sokak'. The two silk factories; 'Humayun' and the factory built after 1862; are located at the banks of 'Cilimboz deresi' facing Kaplıca caddesi'. The location of the monumental buildings are either in the form of complexes enclosed by courtyard walls or as separate buildings.

Muradiye complex is the most important and dominant building group in the study area and it is visually captured from the sections from north, north east and north west directions as 'Kaplıca caddesi', 'II. Murat caddesi' and 'II. Murat sokak'. The buildings of the complex have been subjected to many restorations and at the present, the mosque , the madrasa, the bath , the 'imaret', the 'şadırvan', fountain and the tombs stand still . The madrasa is being utilized as a clinic, the imaret for public use as a course building and the mosque ,the bath are continuing their original functions.

The other religious buildings in the area are smaller in scale compared to the Muradiye complex . Most of these buildings belong to the Dervish convents and were built majorly in the 19th. century. These are in the form of small mosques and tombs located in different parts of the site. They are ; the mosque and tomb of 'Koca Naip' located on 'Kaplıca caddesi' , the two tombs 'Gülçiçek Hatun' and 'Yahşibey' located on 'Yahşibey çıkmazı' and 'Altıparmak camii' located on 'Bozkurt caddesi'. There is one Byzantine church facing 'II. Murat sokak' utilized as a storage in the area belonging to the military .

Silk Factories

Silk factories located at the banks of 'Cilimboz deresi' are the other important monumental buildings within the study area. The important complex located on the west of the river is 'Humayun' silk factory (1852) which consists of factory buildings as silk cocoon store house, packing building, service spaces, administration building and workers dining hall. Factory building faces 'Kaplıca caddesi'. The other factory building located (after 1862) on the east of the river which is being utilized as a storage for tobacco consists of factory buildings as silk cocoon store-house, packing building, service spaces and worker's dining hall.

The third factory complex located at the west of 'Cilimboz Deresi' which was designed as a rectangular building containing the factory building and silk cocoon house was demolished . (See Appendix A). Other than these building types, there is a mill located at the corner of 'Çarklı Değirmen sokak' which is now being utilized as an entertainment place.

Residential Pattern

The residential fabric shows a heterogeneous pattern. Residential buildings can be divided into two as traditional and contemporary; considering the building characteristics as building heights, construction system, Plan type, facade organization.

Contemporary Buildings

The contemporary buildings; which are usually designed as apartments; are distinguished by their reinforced concrete construction system, 3 - 6 storied building heights and material utilization. In the area a basic distinction among the contemporary buildings can be made considering the construction period as buildings constructed before and during the Conservation Plan. This distinction is majorly

related with the legal frame that governs and defines the architectural organization of the buildings. The buildings constructed before the Conservation Plan are distinguished with their 5-6 storied building heights, large window openings, balconies and they are examples for the earlier transformation of the area. These buildings are mainly located on 'Kaplıca caddesi', 'II. Murat sokak', 'II.Murat caddesi' and 'Ara sokak'. The other buildings constructed during the Conservation Plan are scattered within the site with their 3-4 storey heights, projecting eaves, window ratios similar to traditional buildings, and closed projections at the street facade. These buildings are examples of the recent transformation of the area.

Traditional Buildings

The traditional buildings are distinguished by their construction system, building heights with a majority of two and two and half stories, traditional Plan schemes and facade organization. The traditional buildings in the area are majorly constructed with timber skeleton or composite system with stone masonry on ground floors and timber skeleton on upper floors. The provided infill material is timber, brick and mudbrick and generally the main facades are filled by timber. The building heights in the area are in the group of two and two and half stories and in the two and half storied buildings there exists the mezzanine floor entered from 'taşlık'. The Plan organization of the traditional buildings depends on the location and size of the building lot; there are different plan schemes in the area as buildings with inner and outer halls and with single room, rooms in row and with evan. The facade organization of the building is again related with the size and location of the building lot, there are different facades as facades with or without projection supported by projecting beams, buttresses or consoles; side projections, corner projections, saw-toothed projections, projection continuing through the whole facade, entrances in recess with window ratio is 1/2, 1/3, 2/3. (See Appendix A for the classification of the facade types determined in 1984). Also the architectural elements form an integrated pattern with the buildings in the Plan and facade organization. (Sercan YILDIRIM; 1986; pp. 40-60)

The traditional buildings in the area are mainly gathered in the inner parts as 'Yahşibey caddesi', 'Kocacafer sokak', 'Alan sokağı', 'Yeni sokak', 'Postçular sokak', 'Kayabaşı caddesi', 'Kayabaşı sokak', 'Emek sokak'.

In the study area the traditional buildings are classified according to the legal frame as registered and unregistered. Among the registered buildings, some buildings are 'restored' and this leads to the formation of another building type which are neither contemporary nor traditional. These buildings usually carry the characteristics of the traditional buildings considering the mass and facade organization with traditional building heights, window ratio and architectural elements while they are constructed with reinforced concrete skeleton system and the Plan schemes do not have any relations with the traditional Plan schemes just like the contemporary buildings.

2.3.4 Zoning of the Related Building Characteristics

The above mentioned building types in the area are gathered in different sections with particularly different organization and formation. So it is necessary to define the area by dividing it into zones as to depict the differences. There are three main zones in the study area that are defined by the existence and integration of the two main building types as contemporary and traditional. The main zones may be divided into subgroups among themselves. (Figure 4)

Zone 1

The main characteristics of the first zone is the majority of high storied contemporary buildings designed as apartments that forming the new face of the area. These contemporary buildings belong majorly to the period before the Conservation Plan and carry the characteristics of these buildings. The traditional buildings do not

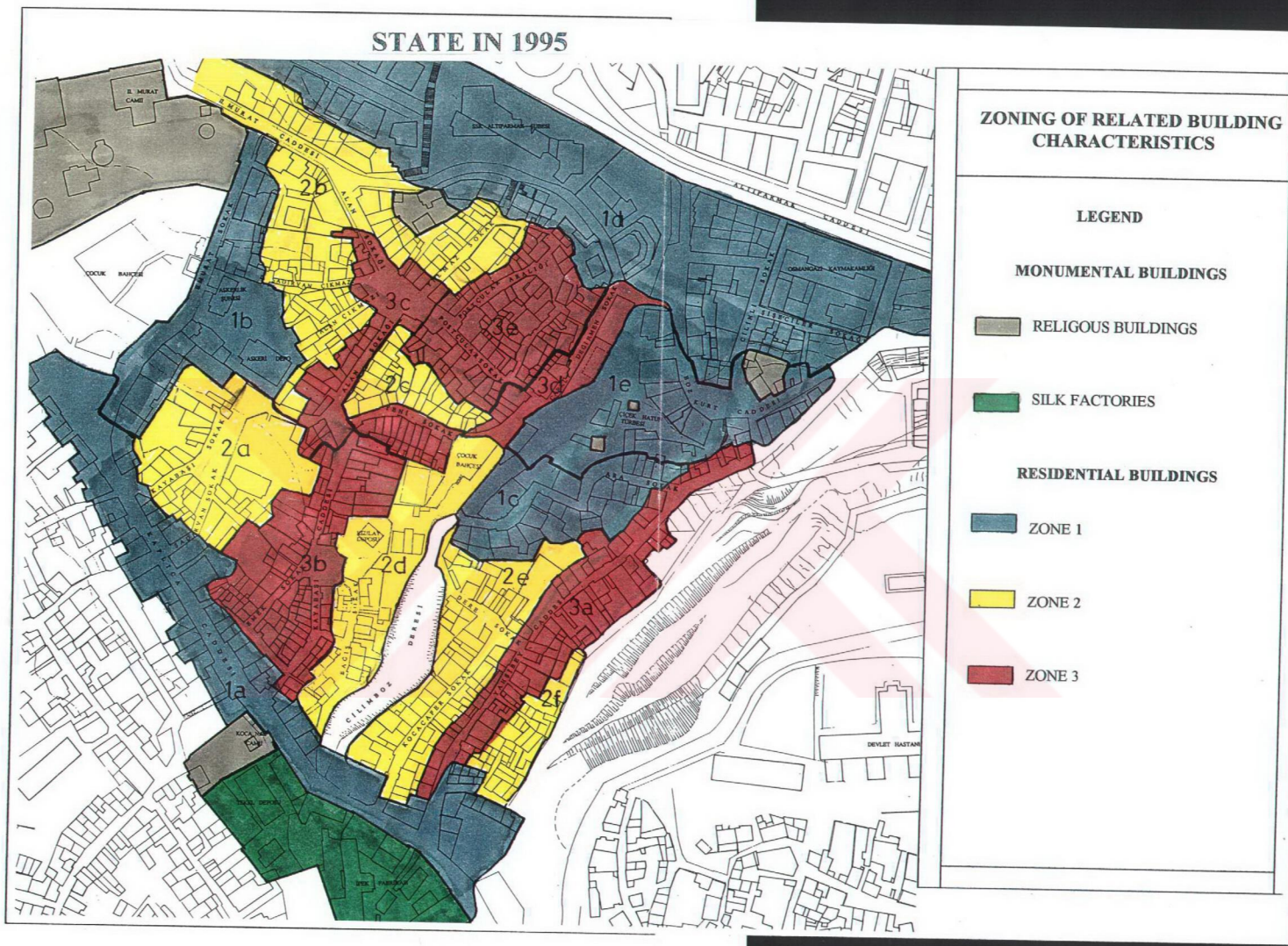


Figure 4 Zoning of Related Building Characteristics

exist or are a few in this zone. The first zone covers the areas as 'Kaplıca caddesi', 'II. Murat sokak', 'II. Murat caddesi', 'Altıparmak caddesi', 'Bozkurt caddesi' and 'Ara sokak'.

Zone 1a: The zone covers 'Kaplıca caddesi'. The building heights in this section are majorly 5-6 stories with commerce taking place on the ground floors. The buildings in the zone mainly belong to 1970's considering the architectural characteristics and there is one example constructed during the Conservation Plan. There are also a few traditional buildings in the area and there is one restoration at the junction of 'Kayabaşı sokak'. The size of the building lots differ in the area bringing the formation of different building masses. The apartments in the area, are distinguished by the large window openings and the cement plaster utilization on outdoor facades.

Zone 1b: The zone covers 'II. Murat sokak' and the area can be examined in two sections divided by the Military Office. At the section connecting with 'Kaplıca caddesi', there are the apartments located that were constructed before the Conservation Plan . In this section the building heights are 5-6 stories constructed on large building lots. One of the building is constructed in the Transition Period that is described in Chapter 4. The other section consists of three traditional buildings where two in the group of 'restorations' and one new building constructed during the Conservation Plan. The size of these buildings are similar tot the traditional buildings in comparison with the first zone. The buildings on the street are located along one side of the street as the other side is occupied with the large kindergarten that is adjacent to the Muradiye Complex.

Zone 1c : The zone covers 'Ara sokak'. The zone is completely different from the first two zones as it consists of contemporary buildings built after Conservation Plan. There is neither any traditional buildings nor 'restoration's located in the area but there is only one building constructed during the Conservation Plan. The other important factor that makes the area so distinct is the location of the area. This

section is adjacent to the traditional zone classified in Zone 3 where important traditional buildings are located. The buildings in the zone are 4 - 6 stories high , located on large building lots. The apartments carry the characteristics of the contemporary buildings constructed before the Conservation Plan with large projecting balconies with large openings and poor material utilization and detail.

Zone 1d : The zone covers some parts of 'II. Murat caddesi' where the street is connected with 'Altıparmak caddesi'. 'Altıparmak caddesi' is the north boundary of the study area which is completely different both in functional and building characteristics. It is one of the newly organized residential and commercial areas that started to be after 1960's. Although 'Altıparmak caddesi' is separated from the study area by of topography, it is effective in the functional and architectural organization of the building types at the junctions where it is connected to the study area. At this section as 'II. Murat caddesi' and 'Çilinti sokak' the buildings are 4 - 8 stories high with commerce on the ground floors. These buildings were constructed before the Conservation Plan and there are only two new buildings constructed during the Conservation Plan. The buildings are usually constructed on large building lots.

Zone 1e : The zone covers 'Bozkurt caddesi'. This section is near the 'Altıparmak caddesi' where the utilization of ground floors for commercial function is seen. The building heights are mainly 3-4 stories where the three storied buildings are located on narrow and four storied buildings are located on large building lots. There are two new constructions built during the Conservation Plan.

Zone 2

The main characteristics of the second zone is the composite formation of the building characteristics defined by the traditional and contemporary buildings. The building heights in these zones differ between two and four stories where the building lots are usually narrow. Traditional buildings located in the zone are grouped in specific locations where the continuity is interrupted by the contemporary buildings;

as one side of the street, in a corner or around a square. There are also buildings which have been subjected to restoration located in these zones. The contemporary buildings are generally 2 - 4 storied and were constructed either before or during the Conservation Plan. The important aspect of this zone is the majority of the 'restorations' and new constructions during the Conservation Plan that shows the recent transformation occurred between 1984 and 1995. The second zone covers the areas as some sections of 'II. Murat caddesi', 'Alan sokağı', 'Yılmaz sokak', 'Alan çıkmazı', 'Şadırvan çıkmazı', 'Kayabaşı sokak', 'Yeni sokak', 'Bağış sokak', 'Kocacafer sokak', 'Dere sokak'.

Zone 2a : The zone covers 'Kayabaşı sokak' and 'Şadırvan sokak'. The zone is defined by the two, two and half and three storied buildings. The 'restorations' and contemporary buildings constructed during the Conservation Plan form the pattern of this zone. 'Kayabaşı sokak' is distinguished by the narrow one room type located on narrow lots with articulate facades. The Byzantine church facing and the two storied buildings are the important buildings located in this zone. The contemporary buildings constructed during the Conservation Plan which are three and four stories high are located on large building lots. The zone is one of the important sections that has been affected by the transformation.

Zone 2b : The zone covers 'II. Murat caddesi', 'Alan sokağı', 'Yılmaz sokak', 'Alan çıkmazı' and 'Şadırvan çıkmazı'. The building heights differ between two and four stories. The commercial function on ground floors is existing on 'II. Murat caddesi' and 'Alan sokağı'. The traditional buildings most of which are registered are scattered through the whole zone but majorly located on 'II. Murat caddesi' and 'Alan sokağı'. In the inner parts as 'Yılmaz sokak', 'Alan çıkmazı' and 'Şadırvan çıkmazı', there are two storied simple contemporary buildings with poor material utilization together with simple traditional buildings. There are three 'restorations' and two new constructions located in the zone.

Zone 2c : The zone covers one side of the streets of 'Yeni sokak' and 'Alan sokağı'. This section carries the characteristics of the previous zone but in the previous zone the building characteristics show a more homogenous pattern. The other side of the Zone 2c is in the third zone that shows a more preserved pattern. The traditional buildings that are registered are a few and the contemporary buildings constructed before the Conservation Plan form the considerable part of the buildings with 2 - 4 storey heights. There are also buildings constructed during the Conservation Plan located on large building lots.

Zone 2d : The zone consists of two sections, the upper and lower sections, of 'Bağış sokak'. There is the new proposed kindergarten and the Red Crescent building located at the lower section. At the upper section there are traditional buildings with one and two stories which are mostly located on narrow lots with a few contemporary buildings one of which is constructed during the Conservation Plan.

Zone 2e : The zone covers 'Kocacafer sokak' . There are majorly traditional buildings in The zone with two and two and half stories that are located usually on bigger lots. The few contemporary buildings constructed before the Conservation Plan are usually two storied where the three constructions during the Conservation Plan are located on large lots are three and four storied.

Zone 2f : The backyards of 'Yahşibey caddesi' as 'Kışla' and 'Bayır sokak' forms the zone. The zone consists of one and two storied simple buildings as squatters constructed with R/C or traditional construction system.

Zone 3

The main characteristics of the third zone is the majority of the important traditional buildings that form a preserved pattern. The continuity of the traditional texture is not interrupted by the contemporary buildings. The two and two and half storied buildings are in majority that are located on lots of different size. The street

facades are consisting of unaltered building facades with street elements that also accentuates the preserved pattern. There are few contemporary buildings and 'restoration's in this zone. The third zone covers the areas as 'Yahşibey caddesi', 'Yeni sokak', 'Kayabaşı caddesi', 'Emek sokak', 'Alan sokak', 'Postçular sokak' and 'Postçular aralığı'.

Zone 3a : The zone covers 'Yahşibey caddesi'. The zone is the most important section in the preserved pattern. There are the two and two and half storied buildings along the street located on large building lots. Traditional buildings start from the junction of 'Bozkurt caddesi'. The traditional building types show a variety, both in the plan and facade organization.. The different building types show itself also in the facade organization that have not been subjected to major alterations and with the different facade elements as courtyard walls, different size projections, architectural elements as buttresses, consoles and building facades articulate the street pattern. Almost all of the traditional buildings are registered in the zone. There are a few two storied contemporary buildings located in the area in the form of additions to the main buildings with poor material utilization that disturb the harmony. On the sections where the street is connected with 'Kaplıca caddesi', there are one storied buildings as squatters constructed with brick masonry.

Zone 3b : The zone covers 'Kayabaşı caddesi' and 'Emek sokak'. The building types and sizes show a variety that are grouped in some specific locations. On the southern part of 'Kayabası caddesi' connecting with 'Kaplıca caddesi', there are majorly two storied buildings located on narrow lots, whereas on the other parts of 'Kayabaşı caddesi' and 'Emek sokak' there are two, two and half and three storied buildings located on larger lots. This variety of the building types grouped in specific locations articulates the street pattern. A considerable part of the traditional buildings are registered in the area with one restoration located on 'Emek sokak'. There are also contemporary buildings in the zone located on majorly on 'Emek sokak' and 'Kayabaşı caddesi' connecting with 'Yeni sokak' which belong to the period during the Conservation Plan.

Zone 3c : The zone covers one side of 'Alan sokak' and Alan square and some sections of 'Kayabaşı caddesi'. In the zone there are totally traditional buildings and no contemporary buildings at all. The building size differs but majorly there are two and half storied buildings located on large lots that shows the existence of the mezzanine floor. The examples at Alan square and 'Kayabaşı sokak' are distinguished by their articulate design characteristics. The considerable part of the traditional buildings are registered but there are a few examples which are unregistered located on 'Alan sokak'.

Zone 3d : The zone covers 'Çarklı Değirmen sokak' and one side of 'Yeni sokak'. On 'Çarklı Değirmen sokak', there are the courtyard walls of the old mill at one side and retaining walls at the other side with one building at the junction of 'Yeni sokak'. In this section the street elements consist of the high walls constructed with rubble stone masonry technique. At one side of 'Yeni sokak' there are traditional buildings with one contemporary building constructed before the Conservation Plan. The traditional buildings are two and two and half storied located on narrow lots. In this section outer hall with one room type is familiar with different projection types as oval and articulate facade elements. The considerable part of the traditional buildings are registered. These characteristics accentuate the preserved texture while the other side of the street has been subjected to earlier and recent transformation.

Zone 3e : The zone covers the 'Postçular aralığı' and 'Postçular sokak'. There are different scale buildings located in this zone. The other distinguished character of this zone is the buildings located in intern lots which are entered from the garden while in the other parts the buildings are entered directly from the street. The building heights differ between two and three stories where the three storied buildings are located on large building lots. The building facades in addition with the courtyard walls form the street pattern of this zone particularly in 'Postçular sokak'. There are two storied contemporary buildings in the zone with two examples constructed during the Conservation Plan and a few before the Conservation Plan located along 'Postçular Aralığı'.

The zoning of the related building characteristics show the heterogeneous pattern of the study area that is effective also in the transformation process that will be discussed in the further sections.

CHAPTER 3

DEVELOPMENT IN THE LEGAL AND ADMINISTRATIVE FRAME

3.1 Development of Preservation Attitudes in Site Scale

The conservation and preservation of the historic urban sites are affected by different mechanisms. The legal and administrative frame is one of these mechanisms that play an important role in the preservation process. The legal frame defines the 'activities' within the context of preservation at different levels starting from site scale up to the building scale, while the administrative frame directs and controls the 'activity'. Although in Turkey, the legal and administrative frame is being conducted by different establishments and institutions that causes the formation of other problems; the analysis of the development in the legal frame is essential in order to depict the factors affecting the preservation process.

In Turkey, in the development of laws and decisions in the field of conservation, there are basically two stages as Transition Period and the Conservation Plan, that are also valid for the city of Bursa and the district Muradiye.. A short evaluation will be given about the characteristics of the two stages together with their related effects for the city of Bursa and the district Muradiye. The aim of this evaluation is to present and evaluate the reasons of the transformation in the study area; related to the legal and administrative frame which will be discussed in next chapters. (The original copies of the Transition Period Plan decisions of Bursa and Conservation Master plan of Muradiye are provided in Appendix B and Appendix C consequently)

and Conservation Master plan of Muradiye are provided in Appendix B and Appendix C consequently)

3.1.1 Designated Site Boundaries of Bursa

The first document on the decisions of the site boundaries belongs to the meeting at 13.10.1978 with Decree 10662 where the Transition Period decisions were primarily introduced. In the document there was a definition of the different values of the Bursa districts as Natural, Archaeological and Historic Urban Sites and the necessity of the preservation of these values as a whole. It was also stated that these values were threatened by the pressures such as commerce, public needs, high density and the problems related with the development of urban structure as transport and parking. The registration of different areas according to their properties were introduced. In this decision, the districts of 'Hisar İçi, Tarihi Merkez, Maksem' west of 'Setbaşı', 'Yeşil, Reyhan, Yahudi Mahallesi, Muradiye, Emir Sultan, Çekirge' were designated as historic sites which was defined as 'Bursa Kenti Geçit Dönemi Tarihi Sit Alanı'. 'Kültürpark'; the panoramic green landscape situated in the axially of 'Kültürpark-Çekirge'; the green area starting from the south of Hisar up to the forests and the forests on the steps of Uludağ up to the river 'Nilüfer' and the green area located between 'Çekirge' and 'Muradiye' were designated as natural sites which was defined as 'Bursa Kenti Geçit Dönemi Doğal Sit Alanı'. The area enclosed by the citadel walls were designated as archaeological site which was defined as 'Arkeolojik Alan'. The same site boundaries were designated by Decree No: 1088 in 13. 1. 1979 (Transition Period Plan) and by Decree No : 1730 in 4.5.1991 (Conservation Plan) (Figure 3)

3.1.2 Transition Period Plan Decisions of Bursa, 1979

In Decree 10662 in 13.10.1978, after the designation of site boundaries of Bursa, it was decided to prepare the Transition Period Plan of Bursa. (Later some of these decisions were altered in the meeting dated 14.4.1979 with number 1103). The

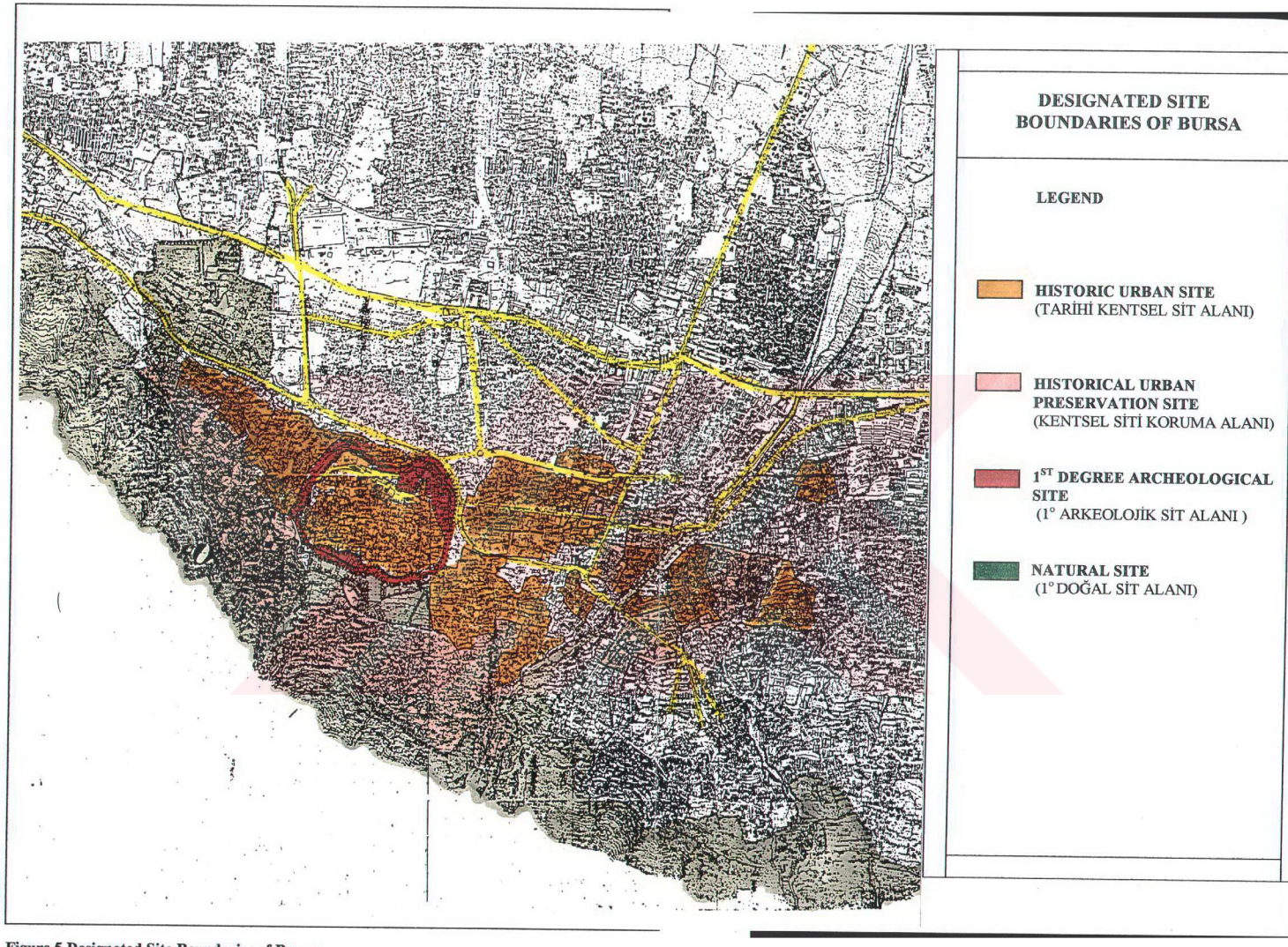


Figure 5 Designated Site Boundaries of Bursa

(Decree No: 1730, 4.5.1991: Additions Conservation Master Plan of Muradiye; Site boundaries are the same as the additions of Transition Period Plan Decisions of Bursa; Decree No: 1088, 13.1.1979- Provided From AKTVKBK)

implementations carried out by the municipality such as works related to infra-structure and implementations of new constructions or demolishments carried out by the individuals were abolished for 3 months period in archaeological and historic sites in order to carry a better survey and documentation. The study group for survey consisted of authorities from Ministry of Construction and Ministry of Culture, the Municipality of Bursa and METU Faculty of Architecture. A survey was decided to be carried out by a council from Ministry of Construction to document the building implementations which were in contrast with the existing texture.

After the three months period of survey in archaeological and historic sites; the Transition Period Plan (Bursa Kenti Tarihi Tarihi ve Doğal Sit Alanları Geçit Dönemi Koruma ve Geliştirme Planı) for Bursa were declared in the meeting dated 13.1.1979 by GEEAYK with Decree No 1088. (Appendix B). The Plan was prepared in 1/5000 scale and later the additions were provided in 1/1000 scale. The Transition Period Plan of Bursa was prepared under four headings as:

-Basic Decisions of Planning (Bölüm 1)
-Principles of Planning (Bölüm 2)
-Common Decisions for Historic Urban and Natural sites and Preservation Sites of these regions (Bölüm 3)
- Building Regulations (Bölüm 4)

In the basic decisions of Planning section, general land use pattern, administrative center, public use, preservation of natural and historic values, transport and organization were considered. As the defined natural, historic urban sites have important roles in the economic and cultural structure of the city, the general land use pattern for these sites was determined as cultural, commercial, touristic and residential that would also be governed the principles in the Master Plans. The existing commercial center was proposed to be moved to the new administrative center in Reyhan Region proposed to form a related pattern with the existing commercial

center; while the existing commercial axle, 'Hanlar Bölgesi-Tuz Yolu- Irgana Köprüsü- Yeşil' was proposed to be a pedestrian road that would also be connected to 'Hisar -Muradiye'. The empty lots belonging to the Estate and the Municipality in the natural and historic urban sites, were proposed to be designed for public use. For transportation and parking problems, it was decided to give priority for public transport. The related Municipality was defined as Osmangazi with Ministry of Construction for approval.

In Basic Principles of Planning section, to preserve and conserve the values for a whole preservation process governing the land use pattern and construction activities; some alterations and abolishments were proposed in the legal frame covering existed plans, regulations and notices. All Master Plans within the Natural and Historic Site boundaries and 1/25000 Master Plan with the Bursa Parking Master Plan were abolished. The regulations and notices which were contrary to the Transition Period Plan Decisions covering regulations as roof structure and the authorities were abolished .

In common decisions for Historic Urban and Natural Sites and Preservation Sites section , first the definition the boundaries of these sites were covered with the provided 1/5000 maps. The common decisions for these Sites, consisted of regulations as leveling of buildings and definition of values and ways of preservation with the competent authorities responsible for preservation and restrictions in the implementations. All trees, without any consideration of site characteristics, that could be defined as 'monumental' were proposed to be preserved. The interventions to registered monumental buildingswere decided to be controlled by GEEAYK. Also the preparation of a survey drawings in 1/50 or 1/100 scale was obliged. The control mechanisms for these interventions were the Municipality of Bursa and the Museum. .Building regulations as roof structure, projections and material were also covered in this section. (The details of these regulations are held in CHAPTER 5 5.2.2 .1.1)

In the fourth section the building regulations were covered according to the characteristics of different sites. In the archaeological sites, no construction was permitted until the Conservation Plans have prepared. In Historic Urban Sites, it was proposed to give priority for the preparation of Conservation Plans. In 'Hanlar Bölgesi' in order to preserve the characteristics, all construction implementations were canceled and abolished. It was also proposed to preserve the original slope and pavement of the streets in historic urban sites without any alteration. Courtyard walls, entrance doors, gardens and trees were decided to be preserved together with the street slope and pavement. The alteration in the architectural elements and ornamentation were not allowed both in interior and exterior.. The interventions to registered residential buildings would also be directed by High Council of Monuments, again with submitted survey drawings 1/50 or 1/100 scale. Also the interventions in the form of maintenance, or the repair of architectural elements were to be directed by the Municipality and Museum. For the repair of the add-houses, courtyard walls ,High Council of Monuments was defined as the authorized institution and the provision of survey drawings was obliged. The demolishment of all buildings, constructed before 1930 was subject to the approval of High Council of Monuments. New Building regulations as ; building heights, location, facade length and building mass were defined (These regulations are also held in CHAPTER 5 5.2.2 .1.1). As to the Natural sites, construction in the forest area was not permitted with the exception of the areas located in the city center as 'Kültür Park', 'Eski Kaplıca', 'Vali Konağı - Çelik Palas' with the limitation for construction for public use approved by GEEAYK. In Natural Preservation sites, the maximum building density was limited by 2000 m^2. The maximum height was defined as 2 stories, with a maximum building area of 250 m^2.

3.1.3 Conservation Plan Of Muradiye, 1991

After the definition of Transition Period Plan decisions, the Conservation Plans for specific sites have begun to be prepared as the conservation plans for 'Hanlar Bölgesi', 'Reyhan-Kayhan Mahallesi' and 'Maksem Doğusu-Gökdere

İpekçilik Bölgesi'. The conservation plan of 'Muradiye' was declared in the meeting of BKTVKBK dated 4.5.1991 with Decree No 1730. In the Decree, the definition of natural site and archaeological site boundaries were given and New monumental, residential buildings together with trees were registered. There were new registrations including 145 residential buildings, 16 monumental buildings and 25 trees.

The Conservation Plan of Muradiye was prepared in 1/1000 scale and with additional 1/500 drawings including the Plan report and Plan notes (Appendix C). The Plan report were prepared under two main headings as characteristics of Bursa, location and situation, the characteristics of metropolitan structure in the first section and , boundaries of the Plan, the position and situation of study area in the metropolitan structure, the analysis of physical structure , Plan attitudes, land use pattern and density in the second section. In the Plan notes the Regulations for the registered and new buildings were covered as common and specific decisions.

In the first section of the Plan report, the position and situation of Bursa was covered with a brief historical research and the study of the present situation of Bursa in the country. The alterations in the physical urban structure related with the development of the city structure were discussed again in a brief manner.

The Conservation Plan of 'Muradiye' covers the areas, the west part of 'Maksem', 'Hisar', 'Muradiye', 'Hamzabey', 'Pınarbaşı', 'Alacahırka' and the surrounding area of these districts defined in the second section of the Plan report. The study area is enclosed by 'Fevzi Çakmak caddesi' at east, 'Hamzabey caddesi' at west, the steps of 'Uludağ' at north and 'Altıparamak Caddesi' at south. In the Plan area, there are 5497 building lots, 7100 buildings and 12334 households on an area nearly 100 hectares. The main characteristics of the Plan area was defined as its being consisted of cultural and historic values at a great extent. Another defined characteristic of the Plan area was its location; it is closely related to central functions which gave way to a high density construction, contrary to the existing historic structure. According to the carried out survey, the majority in land use pattern was

found as residential (%80), the secondary function was commerce (%10) and other functions took part as %10. The analysis in the construction system was given as load bearing system (%69), reinforced concrete system (%20), timber frame (%1.3) and composite systems (%9.7).Also the utilization of building parcels had been analyzed and have been found out that most parcels with a percentage of %96 were being utilized by buildings and the ratio of empty parcels only as %4.

The Plan attitudes was covered in the second section of Plan report, including the approaches and general proposals. The study area was divided into zones according to their characteristics and the values they preserve. This zoning also affected the regulations in the Plan notes. The first zone was defined as the districts; west of 'Maksem', 'Kaleiçi', 'Sakarya caddesi' because of their preserved historic texture with a majority of monumental and residential buildings of high historic, cultural values. In this group each empty building parcel was planned by indicating the masses which aimed to preserve the historic, cultural values; to form solutions for the varied building lots; to provide architectural needs as ventilation, lighting and to fulfill the needs of the inhabitants. The general proposals were covered as : In the first zone, the average ratio of total building area to building lot area was defined as 1.5 and the average population density was defined as 750 person/ hectare. The second group was defined as the districts at the west and south of study area. In this group building density, building order, ratio of total building area to lot area and building heights were the defined criteria. The population density was proposed as 600-800 person/hectare with the ratio of total building area to lot area as 1.20-2.00 and the building height was defined as 9.50 meter. The third group was defined as the squatters situated on south boundary of study area. The squatters located on a high slope, %30 and over, which is an appropriate condition for housing were also threading the natural site and forest area. Considering this threat the construction implementations were abolished completely.

In the general proposals including, land use pattern, public use and transport were :

-The existing structure of commerce and service were proposed to continue with an additional four hectares dedicated for commerce.

-The public services were tried to be developed by proposed parks and kindergartens on building groups scale.

-The main transportation artery 'Altıparmak caddesi' was decided to be preserved as 25 meter. The axle passing through the study area connecting 'Hamzabey caddesi' to 'Altıparmak' at the west side was proposed and defined as an adder-distributor road with a width of 12 meter. The axle connecting the residential area at east-west direction was also proposed as an adder-distributor road with size again 12 meter.

In the Plan notes the methodology and authorities responsible for preservation and building regulations were covered. In the defined first zone proposals were provided with an additional 1/500 cadastral map. The additional cadastral map contains definitions about the location, building area, building height in empty building lots. The proposals in the defined second zones, proposals were organized plans of 1/1000 scale in the form of a Master Plan dictating the new building regulations. The regulations and decisions were also divided into two according to common decisions that would be valid for the two type of zones and specific decisions for the two zones.

The common decisions for the two zones were:

-The authority for new construction on building lots adjacent to designated lots would be held by BKTVKBK . For other building lots, the decision maker mechanism was Osmangazi Municipality.

-For the contradictory points which were not defined in Plan notes, Yıldız University was defined as the responsible authority.

-Buildings that had taken their construction license according to Transition Period decisions could also take their license according to defined Conservation Plan decisions.

-For any kind of urban design implementations, BKTVKK is the authorized competent.

-The facilities designed for public use as cinema, theater, conference hall, night club, educational institutions could be constructed; provided that they do not alter the construction principles indicated by defined masses. In other regions all types of construction were prohibited until the decisions for principles were prepared and declared by the municipality .

-The elements which disturb historical values and historic landscape as electric, telephone poles and signs were considered and arranged by the municipality.

-The interventions as underpasses, bridges, crossroads were going to be implemented according to the master Plan of Bursa.

-For the monumental buildings and for registered residential buildings, all kind of interventions would be approved by the Council .

-For the defined second group, where there was no definition for new masses, indicating for the new constructions in registered lot or adjacent lot, the decisions were again had to be approved by the Council.

The specific decisions for two different defined zones and methodology consist of building regulations were :

-The regulations of new constructions in the first zone (Details of these regulations are covered in CHAPTER 5 5.2.2.2)

-For the regions which are organized with 1/1000 scale plans, decisions are held by the municipality. The minimum lot area was defined as 54 sqm. with a minimum facade length as 5 meter and a minimum depth as 9 meter. The minimum building size was determined with a minimum 5 meters facade length and 7 meter depth. For the maximum building size, 18 meter as facade length and 18 meter as depth are the determined measures.

-In the defined third group regions the construction implementations that were going to be held when the specific plan 'Islah İmar Planı' is prepared..

The statements for function of commerce and recreation were also provided. For buildings that were indicated with commerce function, the utilization could be on all floors or only on ground floor. In recreation areas for the buildings dedicated for service the maximum construction coefficient is determined as 0.05 with a maximum height of 3 meters. For the designated industrial buildings, the functional interventions are held by the council.

3.2. Analysis of the Two Stages Related to the Case Study Area

3.2.1 Specific Decisions

The case study area was within the boundaries of designated as an historic urban sites with Decree 10662-13.10.1976, 10888-13.1.1979 and 1730- 4.5.1991. (Figure 5).The historic urban site boundary passes from north-east boundary of the area, adjacent to 'Altıparmak Caddesi' and south-west boundary adjacent to upper settlements above 'Kaplıca Caddesi' . Also on the east boundary, there exists the contour of archaeological site. These boundaries have not been changed in the Conservation Plan (Figure 6).

In the additions of Transition Period Plan, in 1/1000 scale, The boundaries were indicated including the registrations of monumental and residential buildings. In this Plan The residential settlements along 'Yahşi bey caddesi' had been evaluated in an articulated manner. The section was defined as ' The street texture and facade characteristics to be preserved without any alteration'.

In the Conservation Plan , the study area was grouped in the first zone consisting of high historic and cultural values. According to the Plan attitudes described in the Plan, the empty lots were planned by the drawn masses that existed only four one in 'Kayabaşı sokak', one in 'Postçular Aralığı' and two in 'Yahşibey caddesi'. But there are no implemented examples within these indicated masses. 'Yahşibey caddesi' is again evaluated in an articulated manner. this section is defined as an area where ' The urban design decision are under special supervision'. So the construction process on buildings lots adjacent to designated parcels are under the authority of BKTVKK. The construction process on this section is directed by the 1/500 cadastaral maps where designed masses exit .

3.2.2 Registration Process

Registration process is important for the study area as it depicts the trend and attitude of preservation within the legal frame. The number of registered buildings in the area define the probable interventions that these buildings can be subjected in the future.

In the Transition Period Plan, all monumental buildings within the area including the mosques, tombs and silk factories were registered as 'registered monumental buildings'. These religious buildings are situated primarily in Muradiye complex , with mosque , madrasa , 'imaret' , 'hamam' and the tombs. The other religious buildings are the three mosques and three tombs situated on different parts of district. The other registered monumental building type is the silk factories. The factory utilized as ' Tekel Deposu' and the other unoccupied silk factory are registered monumental buildings. The silk factory built in 1913, at the junction of 'Yeni sokak' and 'Çarklı Değirmen sokak' was registered as a residential building. The residential buildings that were registered were 99 in number. The registered buildings were scattered thhrough the site but mainly concentrated on regions 'Yahşibey caddesi', 'Kayabaşı caddesi', 'Kayabaşı sokak', 'Emek sokak', 'Alan sokak' and 'Postçular sokağı'. There was one registered monumental tree.

In the Conservation Plan, there were new registrations provided. The number of monumental buildings were the same. The number of registered residential buildings showed an increase in comparison to the state the two in Transition period Plan in 1979 . The number of registered buildings was increased to 119. The new registrations were again scattered within the site at sections 'Emek sokak', 'Alan sokak', 'Postçular Aralığı' and 'Yahşibey caddesi'. There were also two abolishments of registered buildings. The monumental trees which were registered , was also increased to 3.

LEGEND

RESIDENTIAL BUILDINGS THAT HAVE TO BE PRESERVED
(KORUNMASI GEREKLİ SİVİL MİMARLIK ÖRNEKLERİ)

MONUMENTAL BUILDINGS THAT HAVE TO BE PRESERVED
(KORUNMASI GEREKLİ ANITSAL, DİNİ, KÜLTÜREL VE İDARİ YAPILAR)

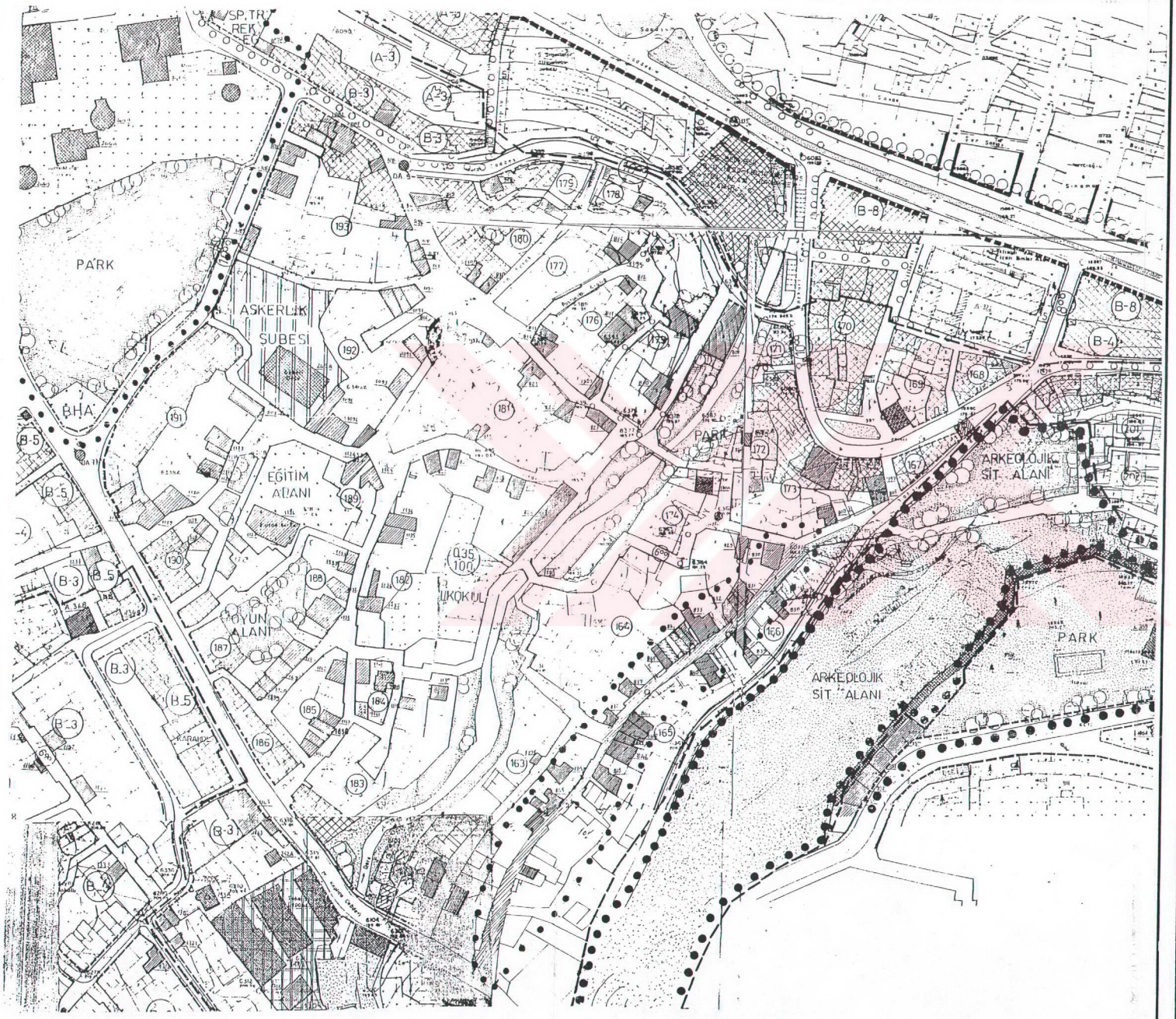
STREETS THAT ARE GOING TO BE PRESERVED PRESERVING THE STREET PATTERN AND FACADE CHARACTERISTICS (SOKAK DOKUSU VE CEPHE KARAKTERİ AYNEN KORUNACAK SOKAKLAR)

HISTORICAL URBAN SITE BOUNDARY
(KENTSEL SİT ALAN SINIRI)

HISTORICAL URBAN PRESERVATION SITE BOUNDARY
(KENTSEL SİT ALAN KORUMA SINIRI)

1ST DEGREE ARCHEOLOGICAL SITE BOUNDARY
(1° ARKEOLOJİK SİT ALANI SINIRI)

NATURAL SITE BOUNDARY
(1° DOĞAL SİT ALANI SINIRI)



LEGEND

BOUNDARIES (SINIRLAR)

- DESIGNATED PLAN BOUNDARY (PLAN ONAMA SINIRI)
- DESIGNATED MASTER PLAN BOUNDARY (ONANLI İMAR PLAN SINIRI)
- 1ST DEGREE ARCHEOLOGICAL SITE BOUNDARY (1° ARKEOLOJİK SİT ALAN SINIRI)
- HISTORICAL URBAN SITE BOUNDARY (KENTSEL SİT ALAN SINIRI)
- HISTORICAL URBAN PRESERVATION SITE BOUNDARY (KENTSEL SİT ALAN KORUMA SINIRI)
- 1ST DEGREE NATURAL SITE BOUNDARY (1° DOĞAL SİT ALANI SINIRI)
- 3rd DEGREE NATURAL SITE BOUNDARY (3° DOĞAL SİT ALANI SINIRI)
- BOUNDARY OF RESIDENTIAL AREAS FOR REHABILITATION (ISLAH EDİLECEK KONUT ALANLARI SINIRI)
- AREAS WHERE URBAN DESIGN ELEMENTS UNDER SPECIFIC SUPERVISION (KENTSEL TASARIM ÖĞELERİ ÖZEL DENETİME TABİ ALANLAR-BAK PLAN NOTLARI)
- CITADEL WALLS (SURLAR)

URBAN LAND USE

(KENTSEL ALAN KULLANIMLARI)

1. RESIDENTIAL AREAS (KONUT YERLEŞME ALANLARI)

- RESIDENTIAL AREAS (KONUT ALANLARI)
- REGISTERED RESIDENTIAL BUILDINGS (TESCİLLİ SİVİL MİMARLIK YAPILARI)
- REGISTERED MONUMENTAL BUILDINGS (TESCİLLİ ANITSAL YAPILAR)
- BLOCK NUMBER (ADA KOT NUMARASI)
- RESIDENTIAL AREAS FOR REHABILITATION (ISLAH EDİLECEK KONUT ALANLARI)
- DETACHED ORDER (AYRIK DÜZEN)
- ATTACHED ORDER (BİTİŞİK DÜZEN)

2. URBAN STUDY AREAS (KENTSEL ÇALIŞMA ALANLARI)

- PUBLIC BUILDINGS (RESMİ KURUMLAR)
- COMMERCE (TİCARET)
- MARKET - PLACE (HAL)
- MILITARY AREA (ASKERİ ALAN)
- STORAGE AREA (DEPOLAMA ALANI)

3. OPEN GREEN PLACES (AÇIK YEŞİL ALANLAR)

- PARK (PARK)
- CEMITARY (MEZARLIK)
- PROPOSED GREEN AREAS (AĞAÇLANDIRILACAK ALAN)

In the comparison of the registration process in the two states total of registered residential buildings is 99 with the Transition Period Plan and it was increased to 119. There are about 29 additions and 2 subtractions in this new total. The registered monumental tree is 1 in the transition period and this is increased to 3 in the conservation Plan.

CHAPTER 4

PHYSICAL ALTERATIONS BETWEEN 1984 - 1995

The survey in 1995 has been oriented to depict the alterations in the site. The physical alterations are divided into two main groups:

-The alterations in site scale

-The alterations in building scale (Figure 8)

The alterations in site scale consist of the changes in the land-use pattern, building heights and site organizations. These alterations in building scale consist of the demolished building , the restorations and the new buildings.

4.1. Changes in Site Scale

The alterations occurred in site scale, are important as they illustrate the transformation process of a historic area as a whole.

4.1.1 Site Organizations

The site organizations implemented by the municipality consist of two new parking places and a kindergarten. One of the parking areas is located on the south side of the open facing 'Kaplıca caddesi'. The other area is located on the east side of the park facing 'II. Murat Sokak'. The kindergarten is situated on the junction of 'Yeni Sokak' and 'Çarklı Değirmen Sokak' adjacent to the storage of the 'Red

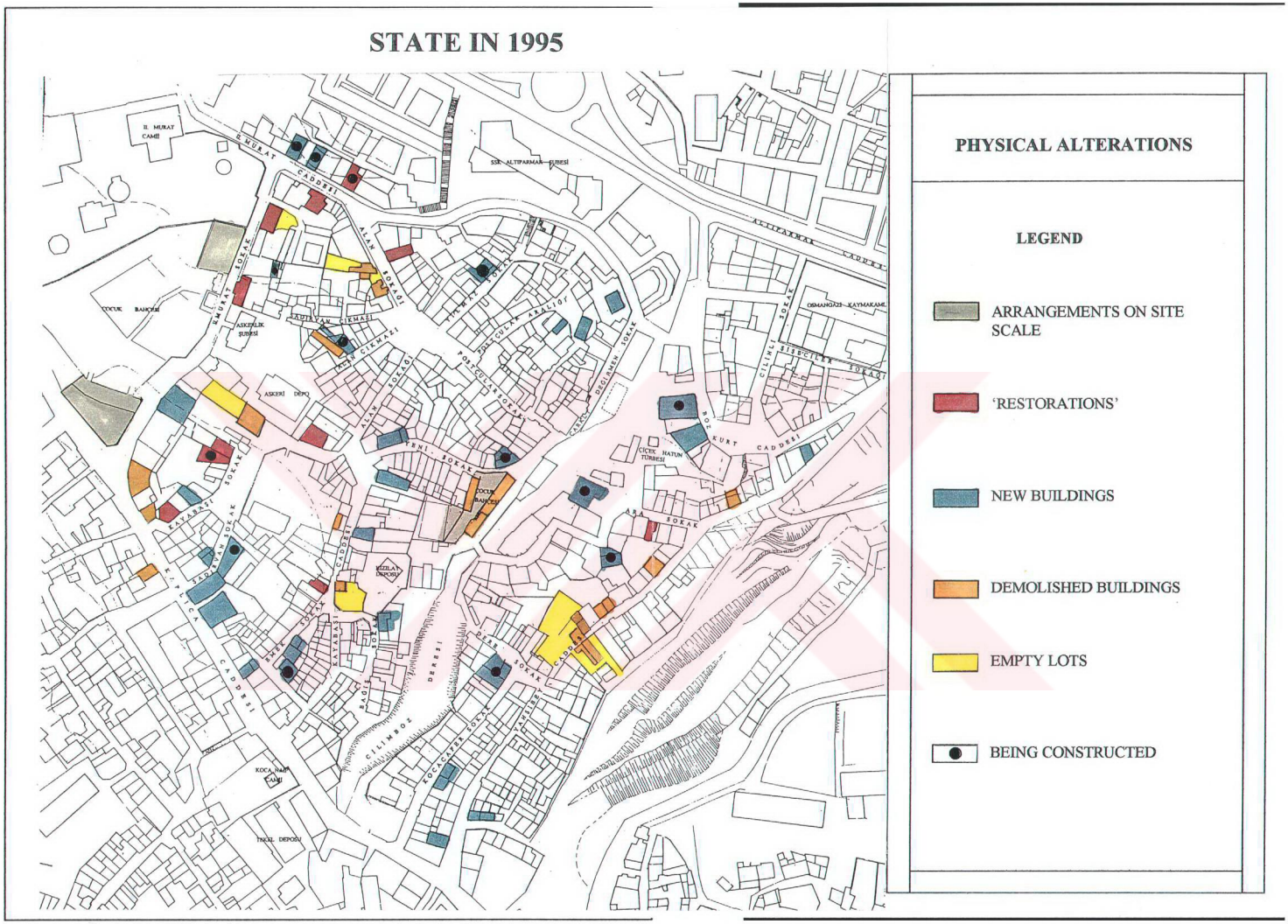


Figure 8 Physical Alterations

Crescent'. The kindergarten is not one of the recreation areas that is proposed in Conservation Plan. It is build on the place of the silk factory complex built in 1913.

4.1.2 Land Use Pattern

Land Use In Pattern In 1984

According to the survey in 1984, there were 462 residential buildings in the study area. Besides the residential buildings, the three silk factory complex were utilized for different functions. The 'Humayun' factory complex located at the east of 'Cilimboz deresi' was used as a 'tobacco storage'. The factory complex built after 1862 was still continuing its functions. The other factory complex located at the junction of 'Yeni Sokak' and 'Çarklı Değirmen Sokak' was out of use. The workers' residence complex was utilized as a residential building.

The mill located at the junction of 'Çarklı Değirmen Sokak' and 'II. Murat Caddesi' was out of use. The Byzantine church located in the military land together with the new military office building was utilized as a military storage. The building located on Altıparmak Caddesi was used as a Academy of Finance Building by Uludağ University. The religious buildings , surveyed in 1984 were the Muradiye complex, three tombs 'Dere Sokak', 'Yahşibey Çıkmazı', 'Kaplıca caddesi'.(Sercan YILDIRIM; 1986: p. 36)

In the zoning of functions in 1984, it has been pointed out that, all the commercial functions in Muradiye were located on 'Kaplıca caddesi' and 'II. Murat Caddesi'. Except eight traditional stores, on 'II. Murat Caddesi' , all commercial functions are located at the ground floors of the residential buildings. The commercial functions located in the study area were in the form of retails, as barber, book-store, grocer, pastry, haberdasher, bakery on 'Kaplıca caddesi', where as on 'II. Murat Caddesi', they were in the form of butcher , restaurant, pastry , green-grocer, pharmacy, grocer, bakery.

Besides these there was an open bazaar set up every Thursday in area at streets 'Alan sokak', 'Yeni sokak', 'II. Murat caddesi'. The recreation area was the big kindergarten located adjacent to Muradiye complex.

Land Use Pattern in 1995

According to the survey in 1995, the alterations in the land use pattern are in the form of changes in functions and introduction of new functions (Figure 7).The changes in functions can be grouped into two: changes in the function and abolishment of the functions in comparison with 1984. The functions are introduced by the construction of the new buildings.

The site preserves its characteristics of being a residential area. The total number of residential buildings is 452. The three silk factory complex, were subjected to functional interventions except the 'Humayun' complex still being utilized as a tobacco storage. The factory complex built after 1862 was out of use while the third one was completely demolished.

The mill 'Çarklı Değirmen' is utilized as a recreation place consisting of functions wedding ceremony, cafe and billiard. The Byzantine church and military office building are still continuing their functions stated in 1984. The Academy of Finance Building is converted into 'Osmangazi Kaymakamlığı'.

Another alteration is the empty lots occurred after 1984 and the construction of empty lots which existed in 1984.

4.1.3 Building Heights

Building Heights In 1984

STATE IN 1984

LEGEND

LAND USE	RESIDENCES	GARDENS	OUTHOUSES	COMMERCE
	EMPTY LOTS	RESIDENCE+COMMERCE	BUILDING AREA	RELIGIOUS BUILDINGS
	EDUCATIONAL BUILDINGS	MID-FORMAL BUILDINGS	MILITARY BUILDINGS	FORMAL BUILDINGS

STATE IN 1995

LEGEND

LAND USE	RESIDENCES	OUTHOUSES	COMMERCE
	RESIDENCE+COMMERCE	FACTORY BUILDINGS	RELIGIOUS BUILDINGS
	PUBLIC BUILDINGS	MILITARY BUILDINGS	GARDENS
	EMPTY LOTS		

According to the survey in 1984, it has been found out that two and a half and three storied buildings formed a considerable part of the area, as these were traditional buildings in general. The single storied buildings, it was pointed out that all these were in the group of buildings classified without definite architectural characteristics.

In the analysis for the location of four/five storied buildings in the area, it has been stated that 10 of them were located on 'Dere Sokak', 11 of them around 'Alan sokağı' and the others on 'Kaplıca caddesi'. The eight storied buildings were located on 'Çekirge-Altıparmak Caddesi'.
The distribution of the building heights in 1984 is indicated in Table 1.

Table 1 Analysis of Building Heights in 1984
(Sercan YILDIRIM; 1986: p. 38)

Number of Stories	Number of Buildings	%
One	64	14
Two + Two and half	278	59
Three	63	13
Four	49	10
Five	13	3
Eight	6	1
Total	473	100

Building Heights In 1995

According to the survey carried out in 1995 , its found out that the changes in building heights occurred in the form of increase. (Figure 7) The increase mainly depends on the construction of new buildings in general. There is only one example with an addition of a floor that is located on 'Bozkurt Caddesi'. The other change is the decrease in the number of buildings due to the demolished buildings. The distribution of the building heights in 1995 is indicated in Table 2.

Table 2 Analysis of Building Heights in 1995

Number of Stories	Number of Buildings	%
One	60	13
Two + Two and half	258	56
Three	69	15
Four	58	12
Over Four	20	4
Total	465	100

It is seen that the increase in building heights is in the group of three, four , over four storey heights. These buildings are located on 'Kaplıca caddesi' ,'II. Murat Sokak', 'Yahşibey caddesi', 'Yeni Sokak', 'Bozkurt Caddesi', 'Kocacafer Caddesi'. The over four storied buildings are located 'Kaplıca caddesi' and 'Ara Sokak' while the four storied ones are scattered within the site.

A decrease is seen in the number of buildings which are one , two and two and a half storied. These group of buildings two and two and a half storied were majority traditional buildings. And this can be evaluated as the decrease in the number of traditional buildings.

4.2 Alterations In Building Scale between 1984 - 1995

4.2.1 Demolished Buildings

There are two types of demolishment in the area as demolishments due to the structural failure of buildings resulting with the formation of empty lots and

STATE IN 1984

LEGEND

BUILDING HEIGHTS	ONE STOREY
	TWO STOREY
	TWO + HALF STOREY
	THREE STOREY
	FOUR STOREY
	OVER FOUR STOREY

STATE IN 1995

LEGEND

BUILDING HEIGHTS	ONE STOREY
	TWO STOREY
	TWO + HALF STOREY
	THREE STOREY
	FOUR STOREY
	OVER FOUR STOREY

demolishments for the new constructions. There are 13 demolishments for the construction of new buildings which are analyzed in Chapter V. The buildings which were demolished due to the structural failure after 1984 are located; 3 on 'Kaplıca caddesi', 7 on 'Yahşibey caddesi', 2 on 'Yeni Sokak', 1 on 'Kayabaşı caddesi', 2 on 'Alan sokağı', 2 on 'Kayabaşı sokak' and 1 on 'Şadırvan Çıkmazı'. The total number of demolishments is 17, the silk factory located in 'Yeni Sokak', with the worker's residence were demolished by a fire. The other fifteen buildings are residences and among 17 buildings, eleven were registered as residential buildings. By the demolishments, there occurred empty lots or enlargement of the existing empty lots in 1984 .

4.2.2 New Buildings

The new buildings constructed after 1984 were implemented in two different legal stage, in the 'Transition Period' and during the 'Conservation Plan'. This difference affects the architectural characteristics of the new buildings.

-According to the survey in 1995, among 31 constructed buildings 12 buildings are being constructed at different stages. The new buildings which were constructed and being constructed are scattered through the site.

4.2.3 'Restorations'

There are total eleven restorations in the study area and ten of them were implemented between 1984 and 1995. One of them is a fourth group implementation , one is a third group implementation, one is a third group implementation in the form of repair, the other examples are in the form of second group implementations.

CHAPTER 5

ANALYSIS AND EVALUATION OF THE PHYSICAL ALTERATIONS BETWEEN 1984 - 1995

5.1 Analysis and Evaluation of the Changes in Site Scale

5.1.1 Site Organizations

The site arrangements implemented by the municipality are two parking areas and one kindergarten which are different from each other considering the location and importance of the lots. The designed parking places are in the form of organization of the spaces around the park adjacent to Muradiye complex. These areas were public open spaces and were refunctioned. But the kindergarten at the junction of 'Yeni Sokak' and 'Çarklı değirmen Sokak' is completely different. In the place of the kindergarten there was 'the silk factory complex' built in 1913 located. The complex consisted of the silk factory and worker's residence, which is an important element defining and accentuating the formation of the site characteristics. And these characteristics were disturbed after the demolishment of the complex, by the new organization disregarding the values. Although the silk factory building was registered, no traces can be observed for the existence of the building in the implemented open space.

5.1.2 Land Use Pattern

In the land use pattern, the important changes are introduction of new functions and increase in commercial activities. The introduction of new functions is a

major addition to the residential building stock or in the form of new commerce areas on the ground floors of the residential buildings. One building on 'Altıparmak Caddesi' is designed as a total commercial complex consisting of closed parking place together with retail shops. The other building across this building located at the junction of 'II. Murat Caddesi' and 'Çarklı Değirmen Sokak' is designed as the center of 'Botaş' that can be classified as a public building.

The zoning of functions do not show major changes but existing commercial function on 'Kaplıca caddesi', 'II. Murat Caddesi' also spreads to 'Bozkurt Caddesi' with the new buildings. The commercial functions are again in the form of retails preserving almost the same types. The factory complex built after 1862 that was active in 1984 is out of use while the silk factory built in 1913 is demolished. And the old mill was transformed into a recreation place. Besides these changes, the area preserves its characteristics as being a residential area without large scale functional changes. But the physical character of area is subjected to more important changes comparison to functional interventions. The empty lots are one of these aspects that affect the physical character. By the demolishments, new empty lots were formed or the existing empty lots were enlarged; this is effective both in the land use pattern and the physical character of the site. The empty lots are the areas were the site is utilized under its capacity.

Also the commercial has slightly increased, with construction of commercial buildings located in 'Altıparmak' and 'Bozkurt Caddesi'. This indicates the ratability of the area, that increased in an eleven years' interval between 1984 and 1995.

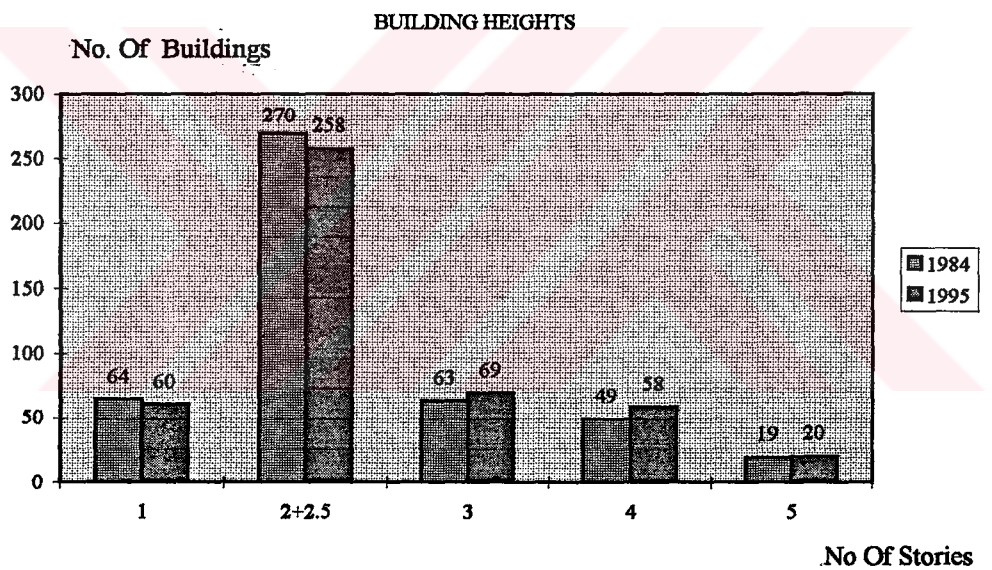
5.1.3 Building Heights

The alteration in building heights is seen as the loss of the two and two and a half, storied buildings which were in majority in 1984 . The loss of these; also shows the loss in the traditional building stock as the traditional buildings group in this range.

The increase in the four and over four storied buildings shows that new buildings are being built throughout the area. The new buildings built in 1984 and 1995 are generally four and over storied buildings. (Table 3)

The loss of the traditional building heights and the increase in the new buildings are effective in the environmental character and scale of the site. These changes illustrate that the site tents to transform by new constructions rather than presecuing its characteristics.

Table 3 Comparison Of The Alterations In Building Heights Between 1984 - 1995



5.2 Analysis and Evaluation in Building Scale

5.2.1 Demolished Buildings

There were seventeen demolished buildings between 1984 and 1995 due to structural failure. The other thirteen buildings that were demolished for the

construction of new buildings are analyzed in the section 5.2.2 Analysis and Evaluation of New buildings Constructed between 1984 - 1995. From this total seventeen buildings, twelve buildings were defined as 'traditional buildings' in 1984 and were analyzed in detail.

During the Transition Period, the number of registered residential buildings is nine.With the Conservation Plan, this number is increased to ten with the addition of one building located in 'Kaplıca Caddesi '.With the decision number 351 date 25.3.1988 by B.K.T.V.K.K. there are decisions about the two buildings located in 'Alan sokağı'. In this decision, the structural condition of the two buildings is described as dilapidated and can be demolished for new construction. (Maili inhidam).

From the thirteen buildings which were evaluated in 1984, ten of them were registered according to the Conservation Plan. So all the registered buildings were evaluated in 1984.

With reference to the data in 1984, the architectural characteristics of the demolished buildings are as follows:

Function

Except the silk factory building located at the junction of 'Çarklıdeğirmen Sokak' and 'Yeni Sokak' which was out of use in 1984, nine demolished buildings were utilized as residences in 1984 while seven buildings were unoccupied.

Construction Technique

The construction techniques of the 17 buildings are majorly timber skeleton. The distribution of the construction techniques of the demolished buildings are indicated in Table 4.

Table 4 Construction Techniques Of Demolished Buildings

Construction Technique	No of Buildings
R/C skeleton	2
Brick Masonry	3
Timber Skeleton	7
Stone Masonry + Timber Skeleton	5
Total	17

Building Heights

The analysis in the number of building heights of demolished buildings points out that they majorly consist of two and two and a half storied examples. From the total seventeen buildings, eight were two and a half storied, seven were two storied while the two examples were one storied. This loss affects the physical character of the area as the two and two and a half storied buildings form a considerable part in the area and with the demolishments, the place of buildings change into empty lots.

Architectural Characteristics

The architectural characteristics of the demolished buildings for the thirteen buildings which were evaluated in 1984 will be held in headings as plan types, facade types, structural condition and alteration.

The degree of alterations is in the demolished buildings is grouped on the categories of 'unaltered' and 'slightly altered'. These categories are helpful to depict the architectural value of the buildings. (Table 5)

Table 5 Architectural Characteristics of the Demolished Buildings

(Sercan YILDIRIM; 1986: pp. 60-111)

Architectural Characteristics of the Demolished Buildings	
Plan Types	**No of Buildings**
Outer Hall - Rooms in row	9
Outer Hall - With Eyvan	1
Outer hall - Single side surrounded by the rooms	1
Outer Hall - Corner	1
Inner hall	1
Total	12
Facade Types	**No of Buildings**
Without projection	1
Projection - Along the entire facade	6
Projection -Single side	3
Projection -Two sides	2
Total	12
Structural Condition	**No of Buildings**
Needs minor repair	1
Needs minor repair	6
Dilapidated	5
Total	12

The structural condition of the buildings is important as they mark the reasons for the demolishment. In 1984, the condition of buildings , it is seen that the demolished buildings except one, could be rehabilitated by comprehensive structural interventions. (Table 5)

If the architectural and environmental characteristics are considered, the losses of these buildings are important for the whole site. With reference to their characteristics evaluated in 1984, they posses important historic, documentary, architectural values. So the loss of the buildings besides affecting the physical character of the site, also affects the traditional texture and values. The demolishment

of the silk factory and worker's residence of the factory is another important aspect to be considered, as the silk factory complexes have an important role in the historical development of Muradiye shaping the environmental and residential pattern. Contrary to this importance, the place of the silk factory complex is organized as a recreation area.

5.2.2 New Buildings

The contemporary buildings constructed between 1984 and 1995 in study area were designed and implemented at two different stages; Transition period and the Conservation Plan. The difference in the context of these two stages affects the characteristics of the new buildings as the decisions direct and shape the architectural characteristics of the new constructions.

5.2.2.1 Analysis of the Legal and Administrative Frame

5.2.2.1.1 Transition Period Decisions

According to transition period decisions, the study area is classified as an Historic Urban Site. The permission of Ministry of Culture and High Council of Monuments was required for all types of new constructions that were located adjacent to registered buildings.

The architectural characteristics of the new constructions were directed by the definition of the location, mass, upper structure, facade organization construction technique and utilization of material.

Location: For the location of new constructions and new building lot sizes. The minimum lot size was defined as 500 sqm with minimum width as 20 meter. The distances of the building to adjacent lots were defined as:

The minimum distance required for the front garden was five meters.

The minimum distance required for the rear garden was four meters.
The minimum distance required for the side garden was four meters.
The location of the buildings was also related to the facade length.

Mass: The maximum height of the new buildings were defined as three stories even if the floor height was implemented as 2.40 meter. Besides this restriction, the building height was also related to the facade length. For constructions with facade length less than six meters, it was allowed only for two stories. The maximum building area was also defined according to the facade length for the buildings with facade length between 3.60 and 6.00 meter the maximum building was defined as 60 sqm. The maximum building depth was decided as 12 m with a maximum building area of 120 m^2.

Roof: For the roof the maximum slope was defined as % 33, with at most four faces. The eave width was described as 1.20 meter as a maximum width. The terrace and 'Çekme kat' were not allowed but for the spaces with a floor height of 2.20 meter under the roof, it was decided to be utilized as service spaces connected with the last floor. For the roof cover the required material was defined as tiles.

Facade organization: The facade organization were defined by the location and size of projections. No definition was provided for the size and shape of the architectural elements in Transition Period decisions. The projections, were to be started at the first floor level with a maximum depth of 1.20 meter. The minimum distance between two projections along the street was decided as 1.50 m. The ratio of the projections to the whole facade was defined as 3/4 in attached order and 1/2 in the detached.

Construction technique and material: The construction techniques and materials both for restorations and new constructions, could be chosen among modern construction techniques and materials with the condition of being in harmony with the existing texture according to the Transition Period decisions. The proposed colors

for these implementations were defined as local colors such as red, yellow, white, blue and beige.

5.2.2.1.2 Conservation Plan Decisons

The zoning of the areas according to their characteristics, were provided in the Conservation Plan. The study area was classified in the first zone because of its preserved historic texture with a majority of monumental and residential buildings of high historic, cultural values. This zoning was effective in the approach to new constructions. Each empty building lot was planned by drawing the masses. Besides the definition of the masses the plan decisions were detailed in the definition of architectural characteristics especially in the facade organization. The architectural characteristics of the new constructions were directed by the definition of the location, mass, upper structure, facade organization, construction technique and utilization of material.

The permission of Bursa Regional Council of Conservation of Natural and Cultural Property was required for all types of new constructions that were located adjacent to registered building lots. For the other building lots the decision maker was defined as Osmangazi Municipality.

Location : The location of the new buildings were indicated by the defined masses on the empty lots and there was no definitions other than the proposed masses. The interventions about the location, other than the building area had to be approved by the Osmangazi Municipality.

Mass : The maximum construction area was defined by the building area proposed by the drawn masses. The maximum height of new construction was defined as 9.50 meter. The basement height was defined as 1 meter included in the maximum height and minimum floor height as 2.50 meter.

Roof : The roof structure was defined as pitched roof and the terracing was not allowed. The eave width was determined between 0.50- 1.00 meter. For the roof cover the required material was defined as tiles.

Facade organization : The facade organization were defined by the location and size of projections. The facade organization were defined by the type and size of projections and of architectural elements in Conservation Plan decisions. For the type of projections there were restrictions, open type of projections could be designed on rear facades where the closed type of projections could be designed on all facades. Open projections had to be constructed with a maximum projection width as 1.50 meter. Closed projections had to be constructed with a maximum width of 1 meter allowing a minimum distance as 3 meter between the projections along street. The determined ratio of closed type of projections to the whole facade is 2/3 with a maximum length of 4 meter. The distance between two projections located on the same facade was determined as 1 meter. For triangular projections, the widest section could start as 1 meter and could continue along the whole facade.

The ratio of window opening to the facade on ground floors was defined as maximum of 1/5. On upper floors the window opening width was defined as 0.60-0.90 meter with a height which correspond to a multiplication of 1.8 of that width. The arched openings except the entrance doors were not allowed.

Construction technique and material: There was not any suggestions for the construction technique of the new buildings. The proposed materials for the implementations were defined as stone, brick, timber, gypsum plaster and proposed colors such as light blue, yellow, light yellow, white, beige, pink and light violet. (These definitions were canceled in the Conservation Master plan utilized by Bursa Regional Council of Conservation of Natural and Cultural Property)

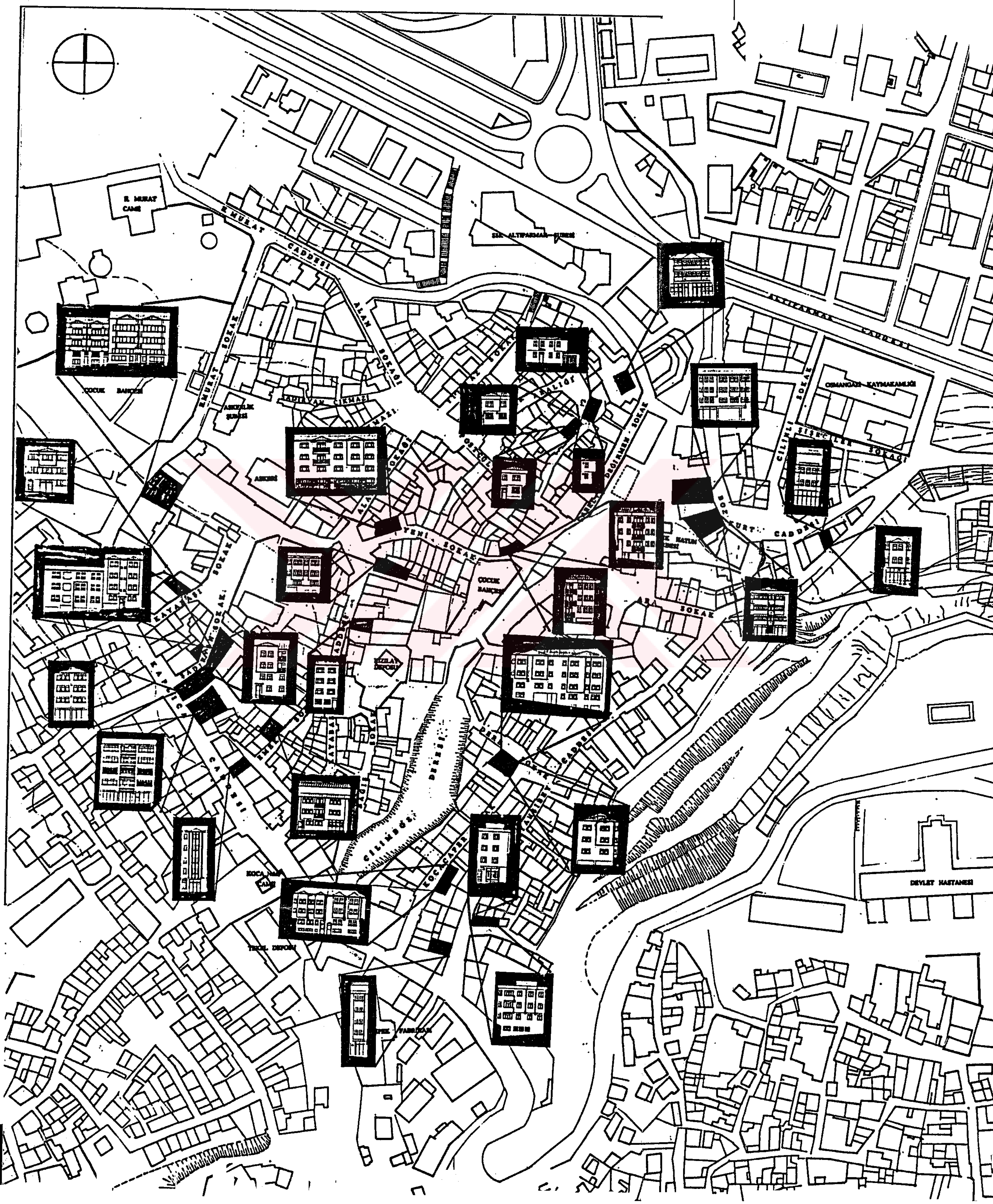
5.2.3.2 Analysis of Architectural Characteristics of New Buildings

Transition Period decisions and Conservation Plan decisions direct the new construction process. The architectural characteristics of new buildings constructed between 1984 and 1995 in the study area ; are analyzed in terms of definitions stated in the Two Stages such as location, mass, roof, facade organization, construction technique, utilization of material and function. The buildings constructed in Transition Period and the buildings constructed during the Conservation Plan are analyzed under different headings. In the analysis, the states of the buildings lots in 1984 are also included as to cover the transformation.

Buildings constructed in Transition Period: There are five buildings constructed according to Transition Period decisions. These buildings are located on 'Kaplıca caddesi', 'II. Murat Sokak' and 'Kayabaşı Caddesi.' From these five buildings three of them are situated adjacent to registered building lots.

Buildings constructed during the Conservation Plan: There are twenty-six implementations during the Conservation Plan. From this total twelve buildings are being constructed at different stages in 1995. These buildings are located at 'Yahşibey caddesi', 'Kocacafer sokak', 'Kaplıca caddesi', 'Postçular sokağı', 'Yeni Sokak', 'Emek sokak', 'Şadırvan Sokak', 'Kayabaşı sokak', 'Bozkurt caddesi' and 'II. Murat caddesi'.

For the description of architectural characteristics of the buildings constructed in the Transition Plan Period and Conservation Plan Period, see Tables 6 -30.



CAMİİ
MURAT CADDESİ
ALAN SOKAĞI
ÇOCUK BAHÇESİ
ASKERLİK ŞUBESİ
ASKERİ
YENİ SOKAK
ÇOCUK BAHÇESİ
ARA SOKAK
BOZKURT CADDESİ
ÇİLİNLİ SOKAK
ŞİŞECİLER SOKAĞI
OSMANGAZİ KAYMAKAMLIĞI
ALTIPARMAK CADDESİ
DEĞİRMEN SOKAK
KIZILAY DEPOSU
ÇILIMBÖZ DERESİ
DEVLET HASTANESİ
TEKEL DEPOSU

Table 6 Architectural Characteristics of New Buildings Constructed During the Transition Plan Period, Example 1; TPE 1.

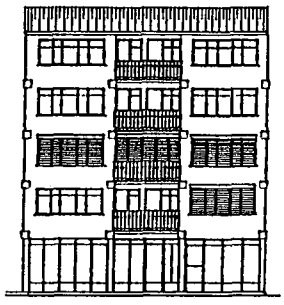
TRANSITION PLAN PERIOD EXAMPLE 1 : TPE 1

Address: Kaplıca caddesi **Function:** Residential + Commercial on ground floor **Location:** The building is situated to one site attached to the registered building on the West and it is distanced 4 meter from the street, 2.40 meter from the building on the East and 10 meter from the back. **Mass:** The building is five storey high with a facade length of 12.60 meter. The building area is 210 sqm. **Roof:** The roof is designed as a pitched roof type with projecting eaves. **Facade organization:** There are no projections on the street facade but the balconies take place in a recessed manner. The architectural elements consist of the full glazing on ground floor and large openings on upper floors with a ratio of 5/2. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster with light brown color on the exterior. The architectural elements are made of iron frame on ground floor and timber frame on upper floors.

Table 7 Architectural Characteristics of New Buildings Constructed During the Transition Plan Period, Example 2; TPE 2

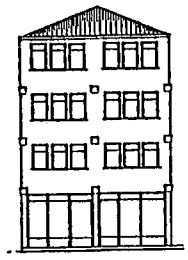
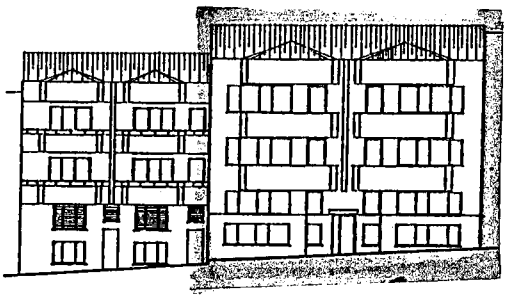
TRANSITION PLAN PERIOD EXAMPLE 2 : TPE 2

Address: Kaplıca caddesi **Function:** Residential + Commercial on ground floor **Location:** The building is situated in a corner lot with one site attached to the registered building on the north and it is distanced 4 meter from the street, 2.40 meter from Example 1 on the west. **Mass:** The building is four storey high with a facade length of 7.80 meter facing 'Kaplıca caddesi' and 19.60 meter facing 'Şadırvan sokak.' The building area is 152 sqm. **Roof:** The roof is designed as a 'Kırma Çatılı' type with projecting eaves. **Facade organization:** There are no projections at the facade on 'Kaplıca caddesi' but the balconies take place at the facade on 'Şadırvan sokak.' The architectural elements consist of the full glazing on ground floor and openings on upper floors with a ratio of 1/2. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster with light brown color on the exterior. The architectural elements are made of iron frame on ground floor and timber frame on upper floors.

Table 8 Architectural Characteristics of New Buildings Constructed During the Transition Plan Period, Example 3; TPE 3

TRANSITION PLAN PERIOD EXAMPLE 3 : TPE 3



Address: II. Murat sokak

Function: Residential

Location: The building is located in attached order and it is distanced 2 meter from the street, 6 meter from the back. The building is also adjacent to Example 4 on the north side.

Mass: The building is four storey high with a facade length of 14 meter facing 'II. Murat Sokak' and 8.60 meter facade length at the back . The building area is 203 sqm.

Roof: The roof is designed as a pitched roof type. There are no projecting eaves but instead cantilever projections above the balconies.

Facade organization: There are open projections at the facade on 'II. Murat sokak' that almost continue along the whole facade. The architectural elements consist of the large horizontal openings starting from ground floor with a ratio of 14/5 and the entrance door.

Construction technique and utilization of material: The building is constructed with R/F concrete skeleton system. There is cement plaster with white color on the exterior. The utilized materials are iron at the entrance door and timber frame at the windows.

Table 9 Architectural Characteristics of New Buildings Constructed During the Transition Plan Period, Example 4; TPE 4

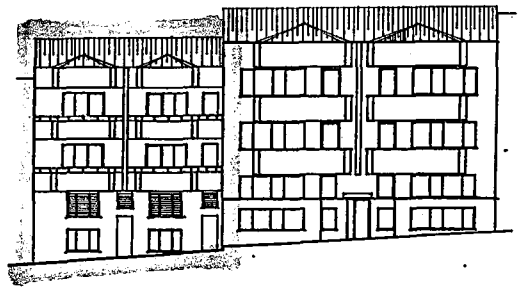
TRANSITION PLAN PERIOD EXAMPLE 4 : TPE 4

Address: II. Murat sokak **Function:** Residential **Location:** The building is located in attached order and it is distanced 2 meter from the street, 6 meter from the back. The building is also adjacent to Example 3 on the east side. **Mass:** The building is four storey high with a facade length of 10 meter facing 'II. Murat Sokak' and 8.00 meter facade length at the back . The building area is 162 sqm. **Roof:** The roof is designed as a pitched roof type. There are no projecting eaves but instead cantilever projections above the balconies. **Facade organization:** The facade organization of the building is nearly the same with Facade organization: There are open projections at the facade on 'II. Murat sokak' that continue along the whole facade. The architectural elements consist of the large openings starting from ground floor with a ratio of 9/5 and the entrance door. There are also shutters placed later on the windows of the first floor. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster with white color on the exterior. The utilized materials are iron at the entrance door and timber frame at the windows.

Table 10 Architectural Characteristics of New Buildings Constructed During the Transition Plan Period, Example 5; TPE 5.

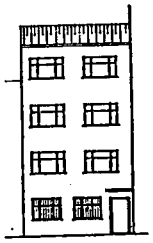
TRANSITION PLAN PERIOD EXAMPLE 5 : TPE 5

Address: Kayabaşı caddesi **Function:** Residential **Location:** The building is situated in attached order . The building is also adjacent to the registered building on the north side and it is distanced 2 meter from the street. **Mass:** The building is four storey high with a facade length of 5.00 meter facing 'Kayabaşı caddesi'. The building is distanced 2.50 meter from the street and 3 meters from the back. The building area is 50 sqm. **Roof:** The roof is designed as a pitched roof type with projecting eaves. **Facade organization:** There are no projections at the facade. The architectural elements consist rectangular openings on upper floors with a ratio of 1.5/1 and the entrance door. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster with beige color on the exterior. The architectural elements are made of iron frame at the entrance door and timber frame windows. There are iron bars at the windows of ground floor.

Table 11Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 1; CPE 1

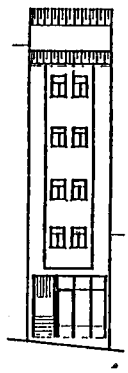
CONSERVATION PLAN PERIOD EXAMPLE 1 : CPE 1

Address: Yahşibey caddesi **Function:** Residential + Commercial on ground floor **Location:** The building is attached order and seperated from the street with the pavement and it is distanced 2.00 meters from the back garden. **Mass:** The building is six storey high with a facade length of 4.20 meters facing 'Yahşibey caddesi'. The building area is 60 sqm. **Roof:** There exists the 'Çekme kat' at the roof level. The roof starts at the fifth floor ceiling level with projecting eaves and it is cut down and continues on the top of the sixth floor. The roof covering material is tile. **Facade organization:** There is a closed projection starting from the first floor level which is located in the middle at the front facade width a length of 2. 40 meter and a depth of 1.00 meter. The ratio of the size of the projection to the whole facade size is 2/5. There are two window openings on the projection and the ground floor is left for the full glazing of the shop and the entrance door. The window size is 70x1.10 meter which corresponds to a ratio of 2/ 5. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior as it is still being constructed in 1995 and the facade is not painted. The materials of architectural elements are aluminium at the entrance door and shop glazings with timber at the window frames on upper floors.

Table 12 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 2; CPE 2

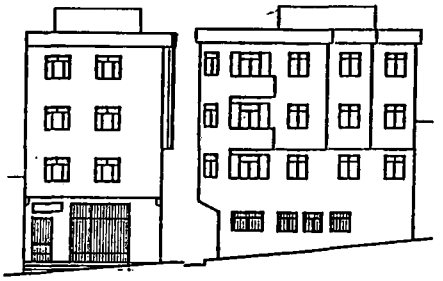
CONSERVATION PLAN PERIOD EXAMPLE 2 : CPE 2

Address: Yahşibey caddesi **Function:** Residential + Commercial on ground floor **Location:** The building is located in a corner lot at the junction of 'Yahşibey caddesi' and 'Bayır sokak'. The building is seperated from the street with the pavement. It has no side and rear garden. **Mass:** The building is five stories high. It has a facade length of 7.25 meters facing 'Yahşibey caddesi' and 9.00 meters facing 'Bayır sokak'. The building area is 65 sqm. **Roof:** There exists the 'Çekme kat' at the roof level. The roof starts at the third floor ceiling level with projecting eaves and it is cut down and continues on the top of the fourth floor. The roof covering material is tile. **Facade organization:** At the facade facing 'Yahşibey caddesi", there is a closed triangular projection starting from the first floor level and continuing through the whole facade up to the fifth floor level width a depth of 1.00 meter. The size of the projection to the whole facade is approximately 2/3. There are two square window openings 1.30x1.30 meters in size on the projection and the ground floor is left for the full glazing of the shop and the entrance door. At the facade facing 'Bayır sokak', there are four triangular sawtooth projections starting from the second floor level and continuing up to the fifth floor level with a width of 50 cm at the largest section. One of the projections is designed as a balcony. The window size and form are different compared to the other facade. The windows are 1.00x1.30 meter in size which correspond to a ratio of 1/1.3. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system with white paint.The materials of architectural elements are aluminium at the entrance door and shop glazings with timber at the window frames on upper floors.

Table 13 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 3; CPE 3

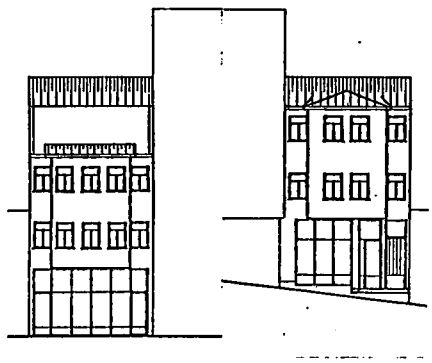
CONSERVATION PLAN PERIOD EXAMPLE 3 : CPE 3

Address: Yahşibey caddesi **Function:** Residential + Commerce on ground floor **Location:** The building is attached order and has two facades facing 'Yahşibey caddesi' and 'Bozkurt caddesi'. The building has no garden and is seperated from the street by the pavement. **Mass:** Because of the difference in the slope between 'Yahşibey caddesi' and 'Bozkurt caddesi', the storey heights differ at two streets. It is four storeyed at 'Bozkurt caddesi' and three storeyed at 'Yahşibey caddesi'. The facade length is 6.40 meters and the building area is 108 sqm. **Roof:** There exists the 'Çekme kat' at the roof level. The roof starts at the third floor ceiling level with projecting eaves and it is cut down and continues on the top of the fourth floor at the facade of 'Bozkurt caddesi'. At the facade of 'Yahşibey caddesi' the roof is constructed with projecting eaves.The roof covering material is tile. **Facade organization:** At the facade facing 'Yahşibey caddesi', there is a closed projection starting from the first floor level which is located in the middle at the front facade with a length of 4. 00 meter and a depth of 1.00 meter. The ratio of the size of the projection to the whole facade size is approximately 1/3. The window openings are 0.75x1.30 meters in size that correspond to a ratio of approximately 3/5. The facade facing 'Bozkurt caddesi', has a similar facade organization. The closed projection starting from the first floor level located in the middle has a length of 4. 00 meter and a depth of 1.00 meter. The ground floor is left for the full glazing of the shop and the entrance door. The ratio of the projection to the whole facade is 1/2. The window arrangement and size are same as the other facade. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior and it is covered with small ceramic tiles. The materials of architectural elements are aluminium at the entrance door and shop glazings with timber at the window frames on upper floors.

Table 14 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 4; CPE 4

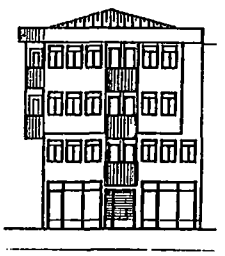
CONSERVATION PLAN PERIOD EXAMPLE 4 : CPE 4

Address: Bozkurt caddesi **Function:** Residential + Commercial on ground floor **Location:** The building is located in one side attached and seperated from the street with the pavement and it is distanced 2.30 meter from the side. **Mass:** The building is four stories high with a facade length of 9.00 meters. The building area is 80 sqm. **Roof:** The roof is designed as a pitched roof with paraphet walls around instead of projecting eaves. The roof covering material is tile. **Facade organization:** There are two closed projections starting from the second floor level distanced from eachother with a length of 1. 60 meters. The size of the closed projections are 3.20 meters and 2.20 meters with a depth of 1.00 meter. The ratio of the projections to the whole facade is approximately 1/3. There are also circular balconies located on the facade, one in the middle of the two closed projections starting from the first floor level and one located at the edge starting from the second floor level. The window openings on the upper floors are 0.75x1.20 meters with a ratio of 3/5 where the ground floor is left for the two glazings of the two shops and the entrance door. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior and two colors are utilized in the paint. The circular balconies are painted blue whereas the walls are painted white. The utilized materials in the architectural elements are aluminium at the frame of entrance door and shop glazings with timber at the window frames on upper floors.

Table 15 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 5; CPE 5

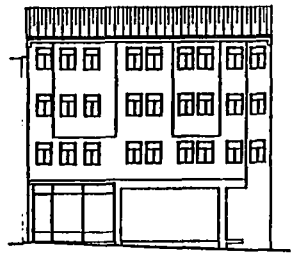
CONSERVATION PLAN PERIOD EXAMPLE 5 : CPE 5

Address: Bozkurt caddesi **Function:** Residential + Commercial on ground floor **Location:** The building is located in a corner lot where a road is provided from the recreation area proposed in the Conservation Plan. It seperated from the street with the pavement and it is distanced 2.50 meter from the back. **Mass:** The building is four stories high with a facade length of 12.50 meters. The building area is 225 sqm. **Roof:** The roof is designed as a pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There are two closed projections starting from the second floor level distanced from eachother with a length of 2. 80 meters. The size of the closed projections are 3.20 meters and 2.40 meters with a depth of 1.00 meter. The ratio of the projections to the whole facade is approximately 2/5. The window openings on the upper floors are 0.75x1.25 meters with a ratio of 3/5 where the ground floor is left for the opening of the two shops. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior as it is still being constructed in 1995 and the facade is not painted. The utilized materials of architectural elements are iron at frame of one of the shop glazings and timber at the window frames on upper floors.

Table 16 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 6; CPE 6

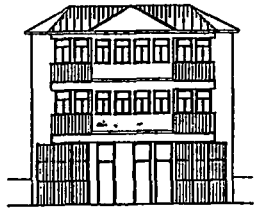
CONSERVATION PLAN PERIOD EXAMPLE 6 : CPE 6

Address: II. Murat caddesi **Function:** Official **Location:** The building is located in a detached form where it is distanced 4.00 meters from the street, 7.00 meters from the sites and 8.00 meters from the back. **Mass:** The building is three stories high with a facade length of 10.30 meters. The building area is 93 sqm. **Roof:** The roof is designed as a pitched roof with projecting eaves and a pediment is located on top of the closed projection. The roof covering material is tile. **Facade organization:** There is a combined projection starting from the first floor level with a length of 8.5 meters and a depth of 1.00 meter. The closed projection with a length of 4.20 meters is located in the middle and on each side of the projection there are the two balconies located with a length of 2.10 meters. The ratio of the closed projection to the whole facade is approximately 1/4. The window openings on the upper floors are 0.70x1.20 meters with a ratio of approximately as 3/5 and the ground floor is left for the two glazings and three entrance doors. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior painted light yellow. The utilized materials of architectural elements are iron at frame of glazings, entrance doors, balustrates and timber at the window frames on upper floors.

Table 17 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 7; CPE 7

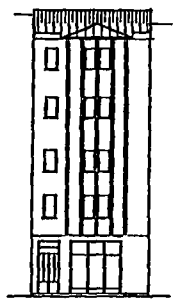
CONSERVATION PLAN PERIOD EXAMPLE 7 : CPE 7

Address: Kaplıca caddesi **Function:** Residential + Commercial on ground floor **Location:** The building is attached order and seperated 2.50 meters from the street with the pavement and it is distanced 2.00 meter from the back garden. **Mass:** The building is five stories high with a facade length of 6.00 meters. The building area is 60 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There is a closed projection starting from the first floor level which is located in the middle at the facade with a length of 3. 10 meters and a depth of 1.00 meter. The ratio of the size of the projection to the whole facade size is 2/5. There are two window openings on the projection and one on the side of the projection where the ground floor is left for the glazing of the shop and the entrance door. The window size is 60x1.25 meter which corresponds to a ratio of 1/ 2. There are also four pilasters which are 10 cm thick, are located on the projection. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior as it is painted white. The pilasters and the wall of the ground floor is covered 30x30 cm ceramic tiles with red color.The utilized materials in the architectural elements are aluminium at the frame of entrance door and shop glazings with timber at the window frames on upper floors.

Table 18Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 8; CPE 8

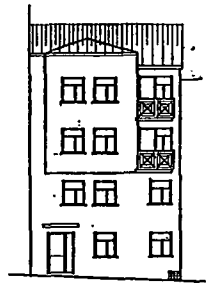
CONSERVATION PLAN PERIOD EXAMPLE 8 : CPE 8

Address: Şadırvan sokak **Function:** Residential **Location:** The building is attached order and seperated from the street with the pavement and it is distanced 4.00 meters from the back. **Mass:** The building is four stories high with a facade length of 7.70 meters. The building area is 46 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There is a projection starting from the second floor level which is located with a length of 6. 50 meters and a depth of 1.00 meter. The projection is designed where the closed and open type of the projections located in a combined form. The ratio of the size of the closed projection to the whole facade size is 2/5 with a length of 4.60 meters. The window openings on each floor are 1.00x1.40 meter in size which correspond to a ratio of 5/ 7. There is the entrance door on the ground floor. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with white paint. The eaves and the cantilever projection over the entrance door is painted into dark red. The utilized materials in the architectural elements are aluminium at the frame of entrance door and timber at the window frames on upper floors.

Table 19 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 9; CPE 9

CONSERVATION PLAN PERIOD EXAMPLE 9 : CPE 9

Address: Şadırvan sokak **Function:** Residential **Location:** The building is located to one site attached to Example 10. It is separated from the street with the pavement and it is distanced 7.00 meters from the back. and 2.50 meters from the side. The building is also adjacent to the registered building lot. Besides this there was a registered building on the lot which was demolished. **Mass:** The building is three stories high in addition with a basement floor. The facade length of the new construction is 13.40 meters with a building area of 110 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There is not a projection but instead the building is designed as the middle part in a recessed form. There are two types of openings on the facade with size 0.8x1.40 meters and 1.20x1.40 meters in size with the ratios as 4/7 and 6/7. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system.There is cement plaster on the exterior and as it is still being constructed in 1995 and the facade is not painted. The utilized materials of architectural elements is timber at the window frames.

Table 20 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 10; CPE 10

CONSERVATION PLAN PERIOD EXAMPLE 10 : CPE 10

Address: Şadırvan sokak **Function:** Residential **Location:** The building is located in attached to Example 9 and Example 2 (The building constructed in the Transition Period). It is separated from the street with the pavement and it is distanced 7.00 meters from the back. **Mass:** The building is four stories high in addition with a basement floor. The facade length of the new construction is 9.10 meters with a building area of 110 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There are two equal closed projections starting from the first floor level distanced from eachother with a length of 1.60 meters. The size of the closed projections are 2.80 meters with a depth of 1.00 meter. The ratio of the projections to the whole facade is approximately 1/4. The window openings are 0.70x1.30 meters with a ratio of 7/13. The entrance door is located on the ground floor. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system.There is cement plaster on the exterior with white paint. The utilized materials of architectural elements are iron at the entrance door frame and timber at the window frames.

Table 21 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 11; CPE 11

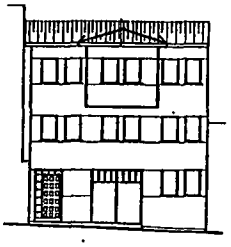
CONSERVATION PLAN PERIOD EXAMPLE 11 : CPE 11

Address: Kayabaşı sokak **Function:** Residential **Location:** The building is located . .r with one side attached to the registered building on the right. It is separated from the street with the pavement and it is distanced 5.00 meters from the back. **Mass:** The building is three stories with the facade length as 9.20 meters with a building area of 118 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There is a closed projection starting from the second floor level which is located in the middle at the facade with a length of 3.80 meters and a depth of 1.00 meter. The ratio of the size of the projection to the whole facade size is 1/9. On the ground floor there are the entrance doors to the building and to the closed parking place. The window size is 80x1.40 meters which correspond to a ratio of 4/7. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system.There is cement plaster on the exterior with white paint. The utilized materials of architectural elements are iron at the entrance door frame and the garage door frame and PVC at the window frames.

Table 22 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 12; CPE 12

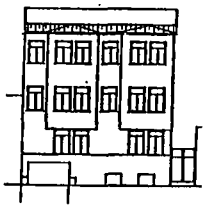
CONSERVATION PLAN PERIOD EXAMPLE 12 : CPE 12

Address: Kayabaşı caddesi **Function:** Residential **Location:** The building is located in one side attached and separated from the street with the pavement. It is distanced 5.00 meters from the back and 2.00 meters from the side. **Mass:** The building is three stories high in addition with a basement floor. The facade length of the new construction is 7.80 meters with a building area of 150 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There are two equal closed projections starting from the first floor level distanced from eachother with a length of 1.20 meters. The size of the closed projections are 2.70 meters with a depth of 1.00 meter. The ratio of the projections to the whole facade is approximately 1/2. The window openings are 0.70x1.30 meters with a ratio of 7/13. Between the ground floor and the basement floor there is the garage door located. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is marble cover up to the bottom level of first floor windows. Above there is cement plaster on the exterior with light blue paint. The utilized materials of architectural elements are iron at the garage door frame and timber at the window frames.

Table 23 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 13; CPE 13

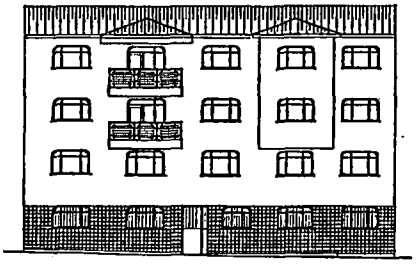
CONSERVATION PLAN PERIOD EXAMPLE 13 : CPE 13

Address: Yeni sokak **Function:** Residential **Location:** The building is located in attached order and separated from the street with the pavement. It is distanced 3.00 meters from the back. **Mass:** The building is four stories high with the facade length of 19.30 meters. The building area of 135 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There are two equal projections, one open and one closed starting from the second floor level and distanced from eachother with a length of 4.00 meters. The size of the projections are 3.80 meters with a depth of 1.00 meter. The ratio of the closed projection to the whole facade is approximately 1/5. The large window openings which are 1.80x1.20 meters in size and with a ratio of 3/2, are in the form of shouldered arch. The entrance door is located on the ground floor. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is the ceramic cover (20x20 cm in size) up to the top level of first floor windows. Above there is cement plaster on the exterior with white paint. The utilized materials of architectural elements are iron at the entrance door frame, at the balustrates, grilles and timber at the window frames.

Table 24 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 14; CPE 14

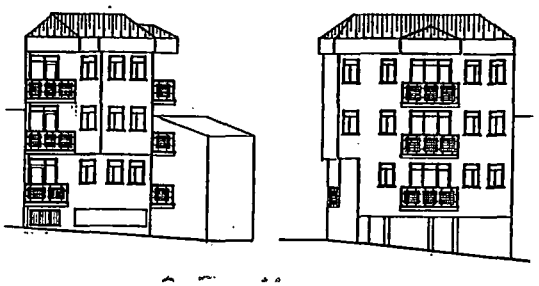
CONSERVATION PLAN PERIOD EXAMPLE 14 : CPE 14

Address: Çarklıdeğirmen sokak **Function:** Residential + Commercial on ground floor **Location:** The building is located in a corner lot distanced 3.00 meter from the 'Çarklıdeğirmen sokak ' and 1.50 meters from 'Yeni sokak' by the pavement. **Mass:** The building is four stories high with the facade length of 9.0 meters on 'Çarklıdeğirmen sokak ' and 6.60 meters on 'Yeni sokak'. The building area of 70 sqm. **Roof:** The roof is designed as a pitched roof with parapet walls around instead of projecting eaves. The roof covering material is tile. **Facade organization:** On the facade facing 'Çarklıdeğirmen sokak ' there are the balconies with a length of 3.00 meters and a depth of 1.20 meter starting from the first floor level. The ground floor is left for the glazing of the shop. On the facade facing 'Yeni sokak' there is a projection designed in a combined form. The triangular closed projection strting from the second floor level, with a length of 4.00 meters are connected to the balconies starting from the first floor level that are again in triangular form. The ratio of the closed projection to the whole facade is approximately 1/5. The window openings which are 0.70x1.20 meters in size and with a ratio of 7/12. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with dark red paint on the walls and green on the parapet wall and on the balconies. The utilized materials of architectural elements is timber at the window frames. As the building is still being constructed in 1995 the glazings of the shop and the entrance door have not been installed.

Table 25 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 15; CPE 15

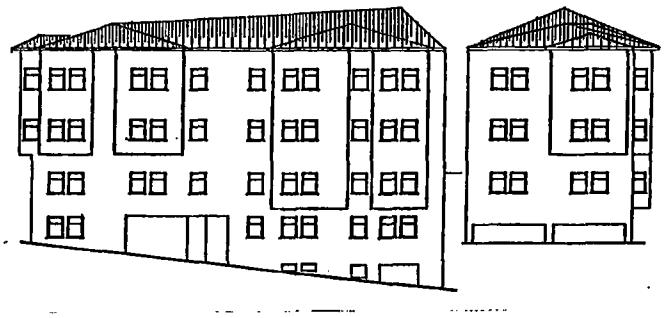
CONSERVATION PLAN PERIOD EXAMPLE 15 : CPE 15

Address: Dere sokak **Function:** Residential **Location:** The building is located in a corner lot and separated from the street by the pavement. **Mass:** Because of the difference in the slope between 'Dere sokak' and 'Kocacafer sokak', the storey heights differ at two streets. It is four storeyed with the addition of basement floor at 'Dere sokak' and three storeyed with basement at 'Kocacafer sokak'. The facade length at 'Dere sokak' is 20.30 meters and the facade length at 'Kocacafer sokak'is 8.30 meters. The building area is 93 sqm. **Roof:** The roof is designed as a pitched roof with parapet walls around instead of projecting eaves. The roof covering material is tile. **Facade organization:** On the facade facing 'Kocacafer sokak' there is the closed projection starting at the second floor level with a length of 4.00 meters and a depth of 1.00 meter. The ratio of the closed projection to the whole facade is approximately 1/5. On the facade facing 'Dere sokak' there are four closed projections, two starting at the second floor level and two at the first floor level. The size of the projections are 2.80 meters, 3.60 meters and 4.00 meters with a depth of 1.00 meters. The ratio of the closed projection to the whole facade is approximately 1/5. The window openings which are 0.80x1.20 meters in size and with a ratio of 2/3. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with white paint. The utilized materials of architectural elements is timber at the window frames. As the building is still being constructed in 1995, and the frame of the entrance door and basement openings have not been installed yet.

Table 26 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 16; CPE 16

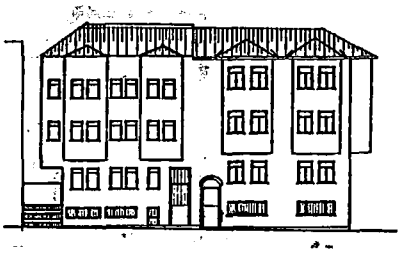
CONSERVATION PLAN PERIOD EXAMPLE 16 : CPE 16

Address: Kocacafer sokak **Function:** Residential **Location:** The building is located in one side attached to Example 17 and separated from the street with the pavement. It is distanced 4.00 meters from the back and 2.50 meters from the side. **Mass:** The building is three stories high in addition with a basement floor. The facade length of the building is 6.40 meters with a building area of 65 sqm. **Roof:** The roof is designed as pitched roof without eaves. The roof covering material is tile. **Facade organization:** The building is separated from Example 17 by the roof structure. There are two equal closed projections starting from the first floor level distanced from eachother with a length of 1.70 meters. The size of the closed projections are 2.20 meters with a depth of 1.00 meter. The ratio of the projections to the whole facade is approximately 3/7. The window openings are 0.60x1.20 meters with a ratio of 1/2. On the ground floor there is the entrance door. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with white paint. The utilized materials of architectural elements are iron at the entrance door frame, grilles and timber at the window frames.

Table 27 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 17; CPE 17

CONSERVATION PLAN PERIOD EXAMPLE 17 : CPE 17

Address: Kocacafer sokak **Function:** Residential **Location:** The building is located in one side attached to Example 16 and separated from the street with the pavement. It is distanced 3.00 meters from the back and 2.50 meters from the side. **Mass:** The building is three stories high in addition with a basement floor. The facade length of the building is 8.00 meters with a building area of 64 sqm. **Roof:** The roof is designed as pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** There are two equal closed projections starting from the first floor level distanced from eachother with a length of 1.00 meter. The size of the closed projections are 2.40 meters with a depth of 1.00 meter. The ratio of the projections to the whole facade is approximately 1/3. The window openings are 0.75x1.25 meters with a ratio of 3/5. On the ground floor there is the entrance door with arched opening. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with white paint. The utilized materials of architectural elements are iron at the entrance door frame, grilles and timber at the window frames.

Table 28 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 18; CPE 18

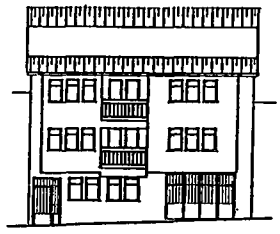
CONSERVATION PLAN PERIOD EXAMPLE 18 : CPE 18

Address: Emek sokak **Function:** Residential **Location:** The building is located in attached order and separated from the street with the pavement. It is distanced 5.00 meters from the back. **Mass:** The building is four stories high. The facade length as 11.40 meters with a building area of 114 sqm. **Roof:** There exists the 'Çekme kat' at the roof level. The roof starts at the third floor ceiling level with projecting eaves and it is cut down and continues on the top of the fourth floor in the type of pitched roof.The roof covering material is tile. **Facade organization:** There is a projections starting from the first floor level which is designed in a combined form with a balcony in between the two projections. The size of the whole projection is 10.00 meters with a depth of 1.00 meter that correspond to a ratio of approximately 4/7. The window openings are 0.60x1.20 meters with a ratio of 1/2. On the ground floor there is the entrance door and the garage door. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with bordeaux paint. The utilized materials of architectural elements are iron at the entrance door frame, grilles and timber at the window frames.

Table 29 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 19; CPE 19

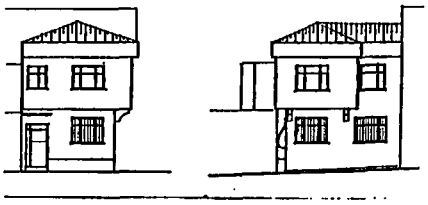
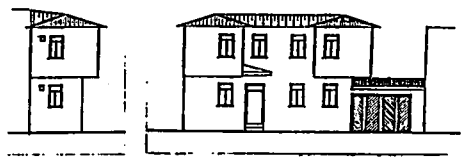
CONSERVATION PLAN PERIOD EXAMPLE 19 : CPE 19

Address: Postçular aralığı **Function:** Residential **Location:** The building is located in a corner lot and separated from the street with the pavement. It is distanced 4.00 meters from the back. **Mass:** The building is two stories high. The facade length at 'Postçular aralığı' is 5.80 meters and the facade length at 'Postçular sokak' is 4.80 meters. The building area is 60 sqm. **Roof:** The roof is designed as a pitched roof with parapet wlls instead of projecting eaves. The roof covering material is tile. **Facade organization:** On the facade facing 'Postçular aralığı' there is a closed projection with a length of 4.20 meters and a depth of 0.80 meter. The ratio of the projection to the whole facade is approximately 1/3. On the facade facing 'Postçular sokak', the projection continues through the whole facade. The ratio of the to the whole facade is approximately 3/4. The entrance door is also located on this facade. The window openings are 1.10x1.40 meters in size which correspond to a ratio approximately as 6/7. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with light green paint. The utilized materials of architectural elements are iron at the entrance door frame, grilles and timber at the window frames.

Table 30 Architectural Characteristics of New Buildings Constructed During the Conservation Plan Period, Example 20; CPE 20

CONSERVATION PLAN PERIOD EXAMPLE 20 : CPE 20

Address: Postçular aralığı **Function:** Residential **Location:** The building is located in a corner lot and separated from the street with the pavement. It is distanced 4.00 meters from the back. **Mass:** The building is two stories high with the facade length at 'Postçular aralığı' is 8.70 meters and the facade length at 'Postçular sokak' is 6.70 meters. The building area is 58 sqm. **Roof:** The roof is designed as a pitched roof with projecting eaves. The roof covering material is tile. **Facade organization:** On the facade facing 'Postçular sokak' there is not any projection, where on the facade facing 'Postçular aralığı', there are two equal closed projections with a length of 3.00 meters and a depth of 0.80 meter that are distanced from eachother by 3.60 meters The ratio of the closed projection to the whole facade is approximately 3/5. The entrance door is also located on this facade. **Construction technique and utilization of material:** The building is constructed with R/F concrete skeleton system. There is cement plaster on the exterior with light blue paint. The utilized materials of architectural elements are iron at the entrance door frame, grilles and timber at the window frames.

5.2.2.3 Analysis and Evaluation of the Architectural Characteristics New Buildings

The analysis in the contemporary building characteristics constructed between 1984 and 1995 will be held under topics as function, location, mass properties, construction system and facade organization. In the analysis of the building characteristics the comparison to 1984 will be held in order to depict the difference. The analyzed building characteristics will be evaluated according to the criteria.

Functional Characteristics

The functional characteristics of the new building constructed during the Transition Period and the Conservation Plan are related both to the location of the building lots within the whole area as the functional characteristics of the area is distinct and to the state of the building lot in 1984. The functional alterations caused by the new buildings constructed in Transition Period and Conservation Plan are indicated in Table 31.

Table 31 Functional Characteristics

Function	No of Buildings Constructed During		Total No	%
	Transition Period	Conservation Plan		
Residential	3	16	19	62
Resid. + Commer.	2	9	11	35
Official		1	1	3
		Total	31	100

According to the results of the Table 31 , there is an increase in the residential + commercial function of the new constructions. This increase is majorly related to the location of the new constructions. These buildings as TPE 1, TPE 2, TPE 3, TPE

4, CPE 1, CPE 2, CPE 3, CPE 4 and CPE 5 are located in zones as 1a, 1b, 1e where the commercial function on ground floors is available.

Location

The location of the new constructions are important as it effects the building - lot relation. For the location of new constructions there are restrictions in the Transition Period Plan and the examples fulfill the requirements.(Table 32)

Table 32 Location of New Buildings

Location	No of Buildings Constructed During		Total No	%
	Transition Period	Conservation Plan		
Attached	3	11	12	39
One Side Attached	1	9	10	32
Corner Lot	1	7	8	26
Detached		1	1	3
		Total	31	100

The general pattern of the area is attached order with variable building sizes. There also examples that are either one side attached where the building has a garden facing the street but there are not many examples in the group of detached location. The location of the new buildings constructed between 1984 and 1995 are as follows; The analysis shows that the new constructions majorly continue the general pattern of the study area with a majority of buildings in attached location (%39). The other important location type in the are is one side attached where it also forms a considerable part as %32. The buildings in the corner lots as they are related to the specific location in the site has to be evaluated according to other criteria as mass, facade organization. The only detached building constructed between 1984 and 1995 is the center of Botaş which is the only official building and the example has again to be considered as a specific case not related with the general pattern.

The location of the new constructions adjacent to registered building lots, where the implementation has been directed with the permission of BKTVKK and Osmangazi Municipality are as follows:

From the examples constructed during the Transition Plan period TPE 3 is located adjacent to the registered building lot while the examples TPE 2, TPE 3 are located in the place of a registered building (See Transition Period Plan). In 1984 the lot was emptied by the demolishment of the registered building. The examples which were constructed during the Conservation Plan as CPE 4, CPE 6, CPE 9, CPE 11, CPE 19, CPE 20 are adjacent to registered building lots.

Mass Characteristics

In the analysis of the mass properties of the new constructions, the analysis of building height and facade length becomes important rather than the building area. As the facade length and the height are one of the important elements that define the silhouette of the street pattern. In the evaluation of the mass characteristics the analysis of location of the new buildings within the site become important as there are variable lot sizes and facade lengths in the study area that are grouped in specific sections that were explained in the Zoning of the Building Characteristics in Chapter 3. The definition of building heights take place both in the Transition Period and Conservation Plan. According to Transition Period Plan, the maximum building height was defined as three stories related to facade length, for facade length less than six meters it was allowed for only two stories. According to Conservation Plan decisions there are no restrictions for facade length but the maximum height was defined as three stories.

Table 33 Mass Characteristics of New Buildings

	Zone	Location				Mass		
Example No		Attached	One side attached	Corner Lot	Detach.	Facade Length	Facade Length	Build. Height
TPE 1	Zone 1a		+			12.60 m		5
TPE 2	Zone 1a			+		7.80 m	19.60 m	4
TPE 3	Zone 1b	+				14.00 m		4
TPE 4	Zone 1b	+				10.00 m		4
TPE 5	Zone 3b	+				5 .00m		4
CPE 1	Zone 1a	+				4.20 m		6
CPE 2	Zone 1a			+		7.25 m		5
CPE 3	Zone 1e	+				6.40 m		4
CPE 4 *	Zone 1e		+			9.00 m		4
CPE 5 *	Zone 1e			+		12.50 m	26.00 m	4
CPE 6	Zone 1d				+	10.30 m		3
CPE 7	Zone 1a	+				6.00 m		6
CPE 8	Zone 2a		+			7.70 m		4
CPE 9	Zone 2a		+			13.40 m		3
CPE 10	Zone 2a	+				9.10 m		4
CPE 11	Zone 2a		+			9.20 m		3
CPE 12	Zone 3b		+			7.80 m		3
CPE 13*	Zone 2c	+				19.30 m		4
CPE 14	Zone 2c			+		9.00 m	6.60 m	4
CPE 15*	Zone 2e			+		20.30 m	8.30 m	4
CPE 16	Zone 2e		+			6.40 m		3
CPE 17	Zone 2e		+			8.00 m		3
CPE 18*	Zone 3b	+				11.40 m		4
CPE 19	Zone 3e			+		5.80 m	4.80 m	2
CPE 20	Zone 3e			+		8.70 m	6.70 m	2

II Murat cad	Zone 2b	+				8.00 m		
II Murat cad	Zone 2b	+				10.00 m		
II Murat sok	Zone 1b		+			10.00 m		
Ara sokak	Zone 1c	+				5.00 m		
Dere sokak	Zone 1c		+			12.20 m		
Bağış sokak	Zone 2d			+		11.50 m		

In the Table 33, mass characteristics as the facade length and number of stories of the new constructions are given indicating the location of the buildings within the whole site and in the lot pattern.

According to the results of the Table 34, the number of stories of the new constructions differ between two and six stories with the four storied buildings in majority that is contrary to the restrictions as three storied .

Table 34 Mass Characteristics of New Buildings in Relation to Facade Length and Number of Stories

(For the facades located in corner lots, the longest facade is included)

Facade Length	Number of Buildings with					Total No	%
	2 stories	3 stories	4 stories	5 stories	6 stories		
0 - 6 meters	1		1		1	3	6
6 - 10 meters	1	4	5	1	1	12	48
10 - 14 meters		2	2	1		5	20
Over 14 meters			5			5	20
Total No	2	6	13	2	2	25	100
%	8	24	52	8	8		

The results of the combination of facade length with number of stories that have been analyzed in the table show that the pattern of the new constructions is the construction of buildings with four stories with facade length greater than six meters. But six meters is an important criteria as for the minimum facade length the average is between 4-6 meters.

In the analysis of the mass characteristics of the new constructions, the comparison of the state in 1984 is essential. This is because of the fact that sixteen new buildings that were constructed upon the place of the existing building. In the table the alteration of the mass characteristics of the new buildings are given.

In the analysis of the mass characteristics of the new constructions, the location within the whole side has also be considered as the specific characteristics of the site are important. The building characteristics of the site also form the criteria for the evaluation of the new constructions being in harmony with the existing texture. The average building height in the site differs between two and two and half. The length of the facades differ between 4.20 meters and 26.00 meters. The majority in the facade length is between 6 - 10 meters. For the facade length, it is difficult to define as an average as this aspect is related to the characteristics of the street pattern

The minimum facade length differs between 4 - 6 meters with 2 and 2 1/2 stories for traditional buildings that are located in zone as 3d, 2a and some sections of 3b majorly on streets as 'Kayabaşı sokak', 'Kayabaşı caddesi' and 'Yeni sokak' while the maximum facade length differs between 10 - 14 meters with 2 1/2 and 3 stories that are located in zones as 3a, 3e, and some sections of 3b and 3c on streets as 'Yahşibey caddesi', 'Postçular sokak', 'Emek sokak' and Alan square. The minimum facade length for contemporary buildings differ between 6 - 10 meters with 4 - 8 stories that are located in zone 1a on 'Kaplıca caddesi' while the maximum facade length differs between 16 - 26 meters with 4 - 6 stories that are located in the zones as 1b, 1c, 1d, and 2b on the streets as 'II. Murat caddesi', 'II. Murat sokak', 'Ara sokak', 'Bozkurt caddesi' and 'Altıparmak caddesi'.

Roof Structure

There are certain definitions and restrictions both in the Transition Period and Conservation Plan for roof structure for new constructions. The permitted roof structure is pitched roof with projecting eaves. There is a certain restriction for the eaves and eave width was determined with a maximum of 1.20 meters in Transition Period while in The Conservation Plan it was limited between 0.50 - 1.00 meters. The covering material in both stages was defined as tiles. In the studied examples these restrictions were implemented differently. For the additional floors there are also restrictions as 'Çekme kat' was not allowed in both stages while in Transition Period

covering material in both stages was defined as tiles. In the studied examples these restrictions were implemented differently. For the additional floors there are also restrictions as 'Çekme kat' was not allowed in both stages while in Transition Period the space under the roof could be utilized for service spaces. The survey and analysis of the roof structure are carried out for the documented twenty - five examples.(Table 35)

According to the results of the survey except example CPE 2 all examples were designed and constructed with pitched roof (60 %). Only example CPE 2 was designed with flat roof . The existence of 'çekme kat' is valid for examples CPE 1, CPE 3, CPE 18 which is an unlicensed construction in both stages (12 %). For these examples where there is a 'Çekme kat', the roof continues as pitched roof on top with projecting eaves. The unlicensed construction is also valid for the eave type in spite of the fact that the determined eave type is projecting eaves, there are examples with parapet as in the examples TPE 3, TPE 4, CPE 2, CPE 4, CPE 14 and CPE 18 (24 %). Besides these, the example CPE 6 is designed with a pediment at the front facade. For the roof covering tile is the utilized material. The analysis of the roof structure of the new constructions is indicated in Table 36.

Table 35 Roof Structure of New Buildings

Example	Roof Type			Eave Type		Material
Example No	Pitched Roof	Flat roof	'Çekme Kat'	Projecting eaves	Parapet	Tile
TPE 1	+			+		+
TPE 2	+			+		+
TPE 3	+				+	+
TPE 4	+				+	+
TPE 5	+			+		+
CPE 1	+		+	+		+
CPE 2		+			+	-
CPE 3	+		+			+
CPE 4	+				+	+
CPE 5	+			+		+
CPE 6	+			+ With Pediment		+
CPE 7	+			+		+
CPE 8	+			+		+
CPE 9	+			+		+
CPE 10	+			+		+
CPE 11	+			+		+
CPE 12	+			+		+
CPE 13	+			+		+
CPE 14	+				+	+
CPE 15	+			+		+
CPE 16	+			+		+
CPE 17	+			+		+
CPE 18	+		+	+		+
CPE 19	+				+	+
CPE 20	+			+		+

Table 36 Analysis of Roof Structure of New Buildings

Roof Structure		Number of Buildings		Total No	%
Roof Type	**Eave Type**	**Transition Period**	**Conservation Plan**		
Pitched roof	Projecting eaves	3	12	15	60
Pitched roof Çekme kat'	Projecting eaves	-	3	3	12
Pitched roof	With Parapet	2	4	6	24
Flat roof	With Parapet	-	1	1	4
			Total	25	100

Facade Organization

The facade organization of the new constructions is one of the most defined aspects that take place especially in Conservation Plan by definitions as size, shape of projections and size of the openings . In the Transition Period Plan only the size and ratio of the projection to the facade was defined while in the Conservation Plan in addition to these the location of the projection and window size and ratio were also defined. The analysis for the documented twenty - five examples are carried out accordingly.

In the table the facade organization of the new buildings were analyzed according to the existence and type of projections. Among the twenty five examples, there are only three examples (12 %), that were constructed without projection that necessitates the analysis for the projection type. The type of projections is important as there are certain restrictions for the type and ratio of the projections.

According to Transition Period Plan decisions, there were no restrictions for the type of the projections while for the closed type of projections there was a certain

ratio limitation as 3/4 in the attached and 1/2 in the detached location. Among the new buildings constructed during the Transition Period there are no examples with closed type of projections but instead balconies (12 %). And two examples TPE 1, TPE 3 and TPE 4 were designed only with open projections, this case is not valid for the examples constructed during the Conservation Plan.

Among the twenty examples that were built during the Conservation Plan, there is only one example without projection. The closed projections form a considerable part among the examples . According to Conservation Plan decisions, there are certain restrictions for the facade type as open type of projections is allowed only on the rear facades and on front facades only closed type of projections is permitted. Contrary to that limitation, there are seven examples among twenty as CPE 2, CPE 4, CPE 6, CPE 8, CPE 13, CPE 14 and CPE 18 where exist the open type of projections on the front facade, designed in a combined manner together with closed projections (28 %). According to Conservation Plan decisions, the defined ratio for the closed projections to the whole facade is 2/3 with a maximum width of four meters. (In the constructed examples there are no exceptions that exclude the restriction of maximum four meters so the length of projection width is not included in the analysis). The shape of the closed projections are also governed in the Conservation Plan decisions, as for triangular projections there is a permission as they can continue through the whole facade. There are two examples with triangular projection that are located in corner lots.

All examples constructed during the Transition Period and Conservation Plan except CPE 19 are within the limits of the required ratio of the projections to the whole facade. All projections also satisfy the requirements for the depth as they are constructed with a maximum of one meter.

According to Transition Period Plan decisions, there were no restrictions for the type of the projections while for the closed type of projections there was a certain ratio limitation as 3/4 in the attached and 1/2 in the detached location. Among the new buildings constructed during the Transition Period there are no examples with

closed type of projections but instead balconies (12 %). And two examples TPE 1, TPE 3 and TPE 4 were designed only with open projections, this case is not valid for the examples constructed during the Conservation Plan.

Among the twenty examples that were built during the Conservation Plan, there is only one example without projection. The closed projections form a considerable part among the examples . According to Conservation Plan decisions, there are certain restrictions for the facade type as open type of projections is allowed only on the rear facades and on front facades only closed type of projections is permitted. Contrary to that limitation, there are seven examples among twenty as CPE 2, CPE 4, CPE 6, CPE 8, CPE 13, CPE 14 and CPE 18 where exist the open type of projections on the front facade, designed in a combined manner together with closed projections (28 %). According to Conservation Plan decisions, the defined ratio for the closed projections to the whole facade is 2/3 with a maximum width of four meters. (In the constructed examples there are no exceptions that exclude the restriction of maximum four meters so the length of projection width is not included in the analysis). The shape of the closed projections are also governed in the Conservation Plan decisions, as for triangular projections there is a permission as they can continue through the whole facade. There are two examples with triangular projection that are located in corner lots. All examples constructed during the Transition Period and Conservation Plan except CPE 19 are within the limits of the required ratio of the projections to the whole facade. All projections also satisfy the requirements for the depth as they are constructed with a maximum of one meter.

In the Transition Period Plan decisions there are no restrictions for the window ratio which is defined in Conservation Plan decisions. The window openings on ground floors are restricted with a ratio of 1/5 to the facade while on upper floors it is limited with a ratio of 1/1.8 in a width between 60 - 90 cm. The minimum window size according to this definition is 60 x 108 cm while the defined maximum size is 90 x 160 cm.

According to the analysis in Table 38 that state the opening type and size, on ground floors, there are glazings that belong to the shops and closed parking spaces that form a considerable part among the examples as seen in the examples as TPE 1, TPE 2, CPE 1, CPE 3, CPE 4, CPE 5, CPE 6, CPE 7 and CPE 14. Together with this there are also three examples where there is a composite design with the existence of the glazing and window openings in CPE 2, CPE 11 and CPE 18. For the all examples the window opening ratio to the whole facade does not exceed the ratio of 1/5.

The size and ratio of the window openings on upper floors show a variety. The examples that belong to the Transition Period are distinguished by their large openings with completely different ratio in comparison to Conservation Plan examples. In the Conservation Plan examples, the window width is grouped between 60 cm and 80 cm and length between 120 cm and 140 cm. In spite of the restrictions for the window opening width there are examples that exceed the length of 90 cm as seen in the example CPE 2, CPE 8, CPE 13, CPE 19 . Besides this aspect there are also examples that exceed the required ratio of 1/1.8 as seen in the examples CPE 6, CPE 11, CPE 14 and CPE 16. The grouping of the facade characteristics considering the opening size and ratio are as follows indicated in Table 38.

For the window opening width there are examples that exceed the length of 90 cm as seen in the example CPE 2, CPE 8, CPE 13, CPE 19 . Besides this aspect there are also examples that exceed the required ratio of 1/1.8 as seen in the examples CPE 6, CPE 11, CPE 14 and CPE 16. The grouping of the facade characteristics considering the opening size and ratio are as follows:

Table 37 Analysis of Facade Organization of New Buildings Due to Existence and Type of Projections

Facade Organization												
Example	Existence of Projection											
	Facade	Type of Projection										None
		Closed			Open		Combined					
							Closed			Open		
Example No		Shape	No	Ratio	Shape	No	Shape	No	Ratio	Shape	No	
TPE 1	Front				Rect.	1						
TPE 2												+
TPE 3	Front				Rect.	2						
TPE 4	Front				Rect.	2						
TPE 5												+
CPE 1	Front	Rect.	1	2/5								
CPE 2	Front						Triang	1	2/3			
	Front						Triang	3	1/3	Triang	1	
CPE 3	Front	Rect.	1	1/3								
	Front	Rect.	1	1/2								
CPE 4	Front						Rect.	2	1/3	Circul	2	
CPE 5	Front	Rect.	2	2/5								
CPE 6	Front						Rect.	1	1/4	Rect.	2	
CPE 7	Front	Rect.	1	2/5								
CPE 8	Front						Rect.	1	2/5	Rect.	1	
CPE 9												+
CPE 10	Front	Rect.	2	1/4								
CPE 11	Front	Rect.	1	1/9								
CPE 12	Front	Rect.	2	1/2								
CPE 13	Front						Rect.	1	1/5	Rect.	1	
CPE 14	Front						Triang	2	1/5	Triang	1	
	Front									Triang	1	
CPE 15	Front	Rect.	1	1/5								
	Front	Rect.	4	1/5								
CPE 16	Front	Rect.	2	3/7								
CPE 17	Front	Rect.	2	1/3								
CPE 18	Front						Rect.	2	4/7	Rect.	1	
CPE 19	Front	Rect.	1	1/3								
	Front	Rect.	1	3/4								
CPE 20	Front	Rect.	2	3/5								
Total Number		12			3		7					3
%		48 %			12 %		28 %					12 %

Table 38 Analysis Of The Opening Type Of New Buildinga

Opening Type				
Example	**Openings**			
	On Ground Floor		On Upper floors	
	Glazing	Window Opening	Window Opening	
Example No			Dimension (w x h)	Ratio (w / h)
TPE 1	+		3.50 x 1.20 m	3/1
TPE 2	+		0.70 x 1.40 m	1/2
TPE 3		+	3.30 x 1.50 m	11/5
TPE 4		+	2.00 x 1.20 m	8/5
TPE 5		+	1.70 x 1.20 m	3/2
CPE 1	+		0.70 x1.10 m	2/5
CPE 2	+		1.30 x 1.30 m	1/1
		+	1.00 x 1..30 m	10/13
CPE 3	+		0.75 x 1.30 m	3/5
CPE 4	+		0.75 x 1.20 m	5/8
CPE 5	+		0.75 x 1.20 m	3/5
CPE 6	+		0.70 x 1.20 m	7/12
CPE 7	+		0.60 x 1.25 m	1/2
CPE 8		+	1.00 x 1.40 m	5/7
CPE 9		+	0.80 x 1.40 m	4/7
CPE 10		+	0.70 x 1.30 m	7/13
CPE 11	+	+	0.80 x 1.40 m	4/7
CPE 12		+	0.70 x 1.30 m	7/13
CPE 13			1.80 x 1.20 m	3/2
CPE 14	+		0.70 x 1.20 m	7/12
CPE 15		+	0.80 x 1.20 m	2/3
CPE 16		+	0.60 x 1.20 m	1/2
CPE 17		+	0.75 x 1.25 m	3/5
CPE 18	+	+	0.60 x 1.20 m	1/2
CPE 19		+	1.10 x 1.40 m	6/7
CPE 20		+	0.70 x 1.25m	7/12

Table 39 Analysis Of The Facade Organization Of New Constructions

Facade Organization				
Opening Type	No of Examples Constructed During		Total	%
	Transition Period	Conservation Plan		
Ground Floors				
Gazing	3	7	10	40
Combination of Glazing + Window Opening	-	3	3	12
Window Opening	3	9	12	48
		Total	25	
		%		100
Upper Floors				
> Required width and Ratio		4	4	16
>Required Ratio			6	24
Within the requirements			10	50
		Total	20	
		%		100

5.2.2.4 Analysis of New Buildings Characteristics in Comparison to 1984

Before the evaluation of new buildings the comparison with the state in 1984 is necessary. The provided classification of the building types in 1984 is utilized for the comparison. (See Appendix A)

Among thirty- one new buildings, ten buildings were constructed on empty lots existed in 1984 while twenty- one buildings were constructed by the demolishment of different building types. From the twenty- one buildings thirteen buildings were classified as traditional and were analyzed in 1984 while six buildings were classified as contemporary buildings and two buildings were classified as buildings without definite architectural characteristics. For examples CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 were constructed upon more than one building. For example CPE 4 the new building was constructed on the place of an empty lot and one traditional building. The example CPE5 was constructed on the place of three traditional building lots. While the three examples as CPE 13, CPE 15 and CPE 18 were constructed on the place of two traditional building lots.

Function

The functional characteristics of the buildings that new constructions were placed upon are indicated in Example 40.

Table 40 Analysis of Functional Characteristics of New Buildings

(Sercan YILDIRIM; 1986: p. 37)

Function in 1984	No of Buildings	%
Residential	21	68
Resid. + Commer.	3	9
Empty Lots	7	23
	Total	100

Table 41 Functional Characteristics Of Building Lots In 1984

(Sercan YILDIRIM; 1986: p. 37)

State of Building Lots in 1984				
Example No	Empty Lots	Traditional Buildings	Contemporary Buildings	Without Definite Arch. Charac.
TPE 1	+			
TPE 2	+			
TPE 3	+			
TPE 4	+			
TPE 5			+	
CPE 1				+
CPE 2				+
CPE 3		+		
CPE 4	+	+		
CPE 5		+		
CPE 6	+			
CPE 7		+		
CPE 8		+		
CPE 9		+		
CPE 10		+		
CPE 11		+		
CPE 12	+			
CPE 13		+		
CPE 14			+	
CPE 15		+		
CPE 16		+		
CPE 17			+	
CPE 18		+		
CPE 19			+	
CPE 20		+		

II. Murat cad.			+	
II. Murat cad.			+	
II. Murat sok.	+			
Ara sokak	+			
Dere sokak	+			
Bağış sokak	+			

In Table 41, the comparison of the functional characteristics of the new buildings between 1984 and 1995 are given for the examples which are documented. In these examples the function of the building lot is either empty lots or residential Also the functional characteristics of the other examples as CPE 7 and the two new constructions along 'II. Murat caddesi' continue their functions as residential + commercial which are located in the same zones. But the distinguished factor, is the increase in the commercial function especially in Zone 1e around 'Bozkurt caddesi'. The other buildings in areas that are located in the inner parts as Zone 2a, 2c, 3b, 3e except example CPE 14 continue their residential function

Location

The other important aspect in the location of the new constructions is the comparison with 1984. In the table the locations of the building lots where the new constructions were placed upon is given. In the table the examples as CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 are marked as they have different organization. These buildings are constructed upon the building lots of more than one building and in these cases the continuity of the existing pattern is not valid. The state of the locations of the new constructions in 1984 except examples CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 are as follows.

Table 42 Location of Buildings in 1984

(Sercan YILDIRIM; 1986; Base Map)

Location	No of Buildings	Total No	%
Attached	7	7	27
One Side Attached	5	5	19
Corner Lot	4	4	15
Empty Lot	10	10	39
	Total	26	100

The state of the locations of the new constructions in 1984 except examples CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 are as follows.

Table 43 Analysis of Location of New Buildings in Comparison to 1984

Location	No of Buildings	Total No	%
Attached	7	7	27
One Side Attached	5	5	19
Corner Lot	4	4	15
Empty Lot	10	10	39
	Total	26	100

According to the results of the Table 43, the attached buildings again form the majority except the existent empty lots. The results in the alterations of locations except the mentioned examples that were located upon the place of more than one building show that new constructions continue the existing pattern (%52). But these five examples CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 also form a considerable part in the total number of constructions (%16). The other defined factor in the locations is the constructions on empty lots. In these cases the location of the building is related with the specific location of the empty lot considering the site. The alteration in the locations has to be evaluated with the mass and facade organization of the new constructions.

The location of the new constructions adjacent to registered building lots, where the implementation has been directed with the permission of BKTVKK and Osmangazi Municipality are as follows:

From the examples constructed during the Transition Plan period TPE 3 is located adjacent to the registered building lot while the examples TPE 2, TPE 3 are located in the place of a registered building (See Transition Period Plan). In 1984 the

lot was emptied by the demolishment of the registered building. The examples which were constructed during the Conservation Plan as CPE 4, CPE 6, CPE 9, CPE 11, CPE 19, CPE 20 are adjacent to registered building lots.

Mass Characteristics

In the analysis of the mass characteristics of the new constructions, the comparison of the state in 1984 is essential. This is because of the fact that sixteen new buildings that were constructed upon the place of the existing building. In the table the alteration of the mass characteristics of the new buildings are given.

According to the table almost all examples had an increase in the height except the examples CPE 19 and CPE 20 where the facade length is preserved in spite of the new construction. For the alteration in the facade there are variations; the facade length is preserved in twenty examples not related to the location while in four examples it has been increased. For examples CPE 19 and CPE 20 the building preserves its mass characteristics.

In the comparison of the two state of buildings considering mass characteristics in 1984 and 1995; for examples TPE 5, CPE 1, CPE 3, CPE 7, CPE 8, CPE 9, CPE 10, CPE 11, CPE 14, CPE 16, CPE 17 there is an increase in the building height that results with the enlargement of the mass vertically. For examples CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 there is an increase both in the facade length and building height that results with the enlargement of the mass in horizontal and vertical direction. For examples CPE 19 and CPE 20 the mass characteristics are preserved. For the other examples that have been preserved the street pattern should be considered in the evaluation.

Table 44 Mass Characteristics of New Buildings in Comparison to 1984

	Zone	No of Building	Location				Mass		
Example No		in the Lot in 1984	Attached	One side attached	Corner Lot	Empty Lot	Facade Length	Facade Length	Building Heights
TPE 5	Zone 3b	1	+				5 .00m		2
CPE 1	Zone 1a	1	+				4.20 m		1
CPE 3	Zone 1c	1	+				6.40 m		2
CPE 4 *	Zone 1e	1		+		+		6.20 m	2
CPE 5 *	Zone 1e	2			+		7.50 m 5.50 m	9.00 m 13.00 m	2 2 2 1/2
CPE 7	Zone 1a	1	+				6.00 m		3
CPE 8	Zone 2a	1		+			7.70 m		2
CPE 9	Zone 2a	1		+			13.40 m		2 1/2
CPE 10	Zone 2a	1	+				9.10 m		2 1/2
CPE 11	Zone 2a	1		+			9.20 m		2
CPE 13*	Zone 2c	2	+ +				4.50 m		2 1/2
CPE 14	Zone 2c	1			+		9.00 m	6.60 m	2
CPE 15*	Zone 2e	2	+		+		9.30 m 8.00 m	8.30 m	2 2
CPE 16	Zone 2e			+			6.40 m		2
CPE 17	Zone 2e			+			8.00 m		2
CPE 18*	Zone 3b	2	+ +				7.50 m 3.90 m		2 2 1/2
CPE 19	Zone 3e	1			+		5.80 m	4.80 m	2
CPE 20	Zone 3e	1			+		8.70 m	6.70 m	2

II. Murat cad.	Zone 2b	1	+				8.00 m		
II. Murat cad.	Zone 2b	1	+				10.00 m		

Construction Technique and Utilization of Material

The New Buildings that are constructed between 1984 and 1995; were constructed by R/C skeleton system. The utilized finishing material on the exterior facades is cement plaster that were completed with paint. The general applied color of the paint was chosen usually as white or beige. But the colors as dark red, brown and lİght blue were also applied. In the implemented examples the utilization of two colors are also valid as in the examples: TPE 1, TPE 2, with beige and brown, CPE 4 with white and blue CPE 7, with white and red. On the exterior facades the ceramic tile was also utilized as a finishing material. The ceramic tile was applied on the whole facade as in the example CPE 3 or in a part of the facade on ground floor as in the examples, CPE 13, CPE 1.

The material utilized in the architectural elements is usually timber on the window openings except one example with PVC. On the ground floor facades, at the entrance doors and shop glazings, iron and aluminum were used. There were also iron bars located on the ground floor window openings .the paint was chosen usually as white or beige. But the colors as dark red, brown and lİght blue were also applied. In the implemented examples the utilization of two colors are also valid as in the examples: TPE 1, TPE 2, with beige and brown, CPE 4 with white and blue CPE 7, with white and red. On the exterior facades the ceramic tile was also utilized as a finishing material. The ceramic tile was applied on the whole facade as in the example CPE 3 or in a part of the facade on ground floor as in the examples, CPE 13, CPE 1.The material utilized in the architectural elements is usually timber on the window openings except one example with PVC. On the ground floor facades, at the entrance doors and shop glazings, iron and aluminum were used. There were also iron bars located on the ground floor window openings .

The new buildings that were constructed on the place of traditional buildings thad been constructed with timber skeleton system in general. There is not any specific data depicting the material utilization and color related to 1984.

5.2.2.3.5 Evaluation Of The New Buildings Characteristics

In the evaluation of new buildings the analyzed building characteristics will be evaluated considering the site characteristics. The important characteristics of the new buildings are their location in comparison to 1984 from the thirty one examples that have been analyzed , twenty one buildings had been constructed by demolishment of different building types with a majority of traditional buildings that are unregistered. This factor is important as it depicts the type and trend of change of renewal by new constructions upon demolishments. According to the evaluations carried out in 1984, 190 buildings are classified as traditional and among these 190 buildings 119 buildings were registered. The thirteen new constructions that have been implemented upon traditional buildings stress the problems related both to the legal frame and building characteristics. The loss of these buildings also become the loss of traditional features as mass , facade characteristics, construction system and material utilization

The other important characteristics of the new buildings are their contribution to the environment both in site and building scale. In site scale the new buildings affect the building - lot relation, physical structure, silhouette and functional structure in terms of location, mass characteristics and functional characteristics. In building scale especially for the examples constructed during the Conservation Plan, they affect the existing building characteristics and a new type of building is introduced to the site by these new constructions distinguished by their facade organization, construction technique and material utilization.

In the evaluation of new buildings the building - lot relation should considered as the first step. Among thirty one examples, five examples as CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 that were constructed by demolishment were located on the place of more than one building lot. This factor is important as this situation does not only disturb the building lot relation but mass characteristics as well. The building - lot relation considering the site is not interrupted by new constructions to a greater extent except the mentioned five examples.

Mass characteristics of new constructions are the most important aspects that affect the physical structure of the site The site mainly consist two and two and a half storied buildings either traditional or contemporary except the regions as Zone 1. The building with almost three stories can be accepted as harmonious within regions Zone 2 and Zone 3. In the studied examples there is a majority of four storied buildings which is contrary to the main characteristics of the site. There are only eight examples that are not exceeding the limit of three stories as CPE 6, CPE 11, CPE 12, CPE 16, CPE 19 and CPE 20 that can be accepted as being harmony with the site characteristics. Except CPE 6, the other buildings are located in Zone 2 and Zone 3 that also stress the importance. For buildings located in Zone 1 there is not a valid limitation for building height as the existent heights of buildings located within this zone vary between four and six stories. And the ten examples as TPE 1, TPE 2, TPE 3, TPE 4, CPE 1, CPE 2, CPE 3, CPE 4, CPE 5 and CPE 7 can be accepted as being not contrary rather than harmonious. Within these ten examples CPE 1, CPE 2, CPE 3, CPE 4 and CPE 5 are adjacent to the preserved sections of Zone 3a and this is important as the continuation of this trend can disturb the continuity and preserved features of these sections. The other seven examples TPE 5, CPE 8, CPE 9, CPE 10, CPE 13, CPE 14, CPE 15, CPE 17, CPE 18 are contrary to the existing physical characteristics of the area.

In the evaluation of mass characteristics the facade length is also important as it affects the silhouette. There are variable facade lengths within the area grouped in specific locations. The evaluation of the facade length is important especially for the sections Zone 2 and Zone 3 as the facade lengths in Zone 1 are considerably large as 6 - 26 meters. The examples located in Zone 1a as TPE 1 and TPE 2 are contrary to the existing facade characteristics within this zone. The other examples located in Zone 1b, Zone 1d and Zone 1e where the facade length differs 9.00 and 26.00 meters can be accepted as being not contrary. The facade lengths within Zone 2 are considerably small in comparison to Zone 1 that differ between 4 - 14 meters. The two examples are adjacent to Zone 3d are totally contrary to the existing

characteristics. In the section of 'Yeni sokak' in Zone 3d, the facade lengths are small as 4 - 6 meters and the larger facades of CPE 13 and CPE 14 disturb the silhouette of this street. This case is also valid for the example CPE 15 located in Zone 2e where the building is constructed on the place of three buildings, the building facade is really large with 20.30 meters in size. The other two examples located in Zone 2e although they are different buildings were constructed in an attached order with eachother and the combination of the two facades of these examples form a contrary pattern to the existing characteristics. The other examples located in Zone 2a, the example CPE 8 are harmonious to the existing characteristics while the examples CPE 9, CPE 10 and CPE 11 are contrary. The facade length within this zone differs between 4 - 8 meters. The examples located in Zone 3 except example CPE 18 can be accepted as being not contrary as the facade lengths in this zone differ between 6 - 14 meters.

The facade organization of the new constructions have to be evaluated within their integration to the site. By the restrictions in the Conservation Plan decisions the harmony to the traditional buildings are tried to be reached by the defined closed projections and window ratios that result with the formation of a building type repeating the same features and imitating the traditional building characteristics. In addition to these aspects, the unlicensed constructions as the provision of balconies and designed window openings exceeding the determined size and ratio result with an heterogeneous building type.

The material utilization is another aspect in the evaluation. The buildings were constructed with poor details and this affects the quality of both the building and the environment.

The new buildings constructed between 1984 and 1995 show generally contrary features except the two examples CPE 19 and CPE 20 that are in harmony to the existing structure located in a preserved zone. The other examples that are located in Zone 2 and Zone 3 are not in harmony to the environment . While the examples

located in Zone 1 can be accepted as being not contrary to the existing structure as the buildings within this zone are different than the traditional pattern.

5.2.3 Restorations

5.2.3.1 Analysis of the Legal Frame

Classification of the buildings have been started in 1970, with Decree No. 5505, by High Commission of Antiquities and Historical Real Estates. In this decree, the classification of the 'yalı' s at Bosphorus were given in a general form. (19)

After this general classification, a detailed and clearer definition of the buildings under three main groups and twelve subgroups were provided by the Decree No 10200 in 1978.

In 1983, Law No 2863, 'Kültür ve Tabiat Varlıklarını Koruma Kanunu' that defines and specifies, the preservation of natural and cultural properties was accepted and published.

After the law, Decree No 10200, was accepted and confirmed by Decree No 61, by the High Council of Conservation of Cultural and Natural Property. In this decree, a classification was provided and together with the classification, the value of the buildings in the defined preservation groups and the implementation techniques of these groups were specified.

In 1988, historical buildings were classified under four main groups by the Decree No 14. the definitions of the buildings were approximately the same without the defined former subgroups which were existing in the former decrees.

In 1995, by the Decree No 378, by High Council of Conservation of Cultural and Natural Property, a completely different classification was provided compared to former

classifications. The buildings were divided into two but not directing the implementation techniques as in the former preservation groups.

The definitions of the preservation groups and the implementation techniques specified for these groups are as follows:

First Group Buildings, because of their high cultural and historic values, have to be preserved as they are, without any changes in the utilized structural and material characteristics. The interventions in this group are in the form of simple repair and maintenance.

Second group buildings are defined which have to be preserved for their environmental and exterior architectural characteristics. The buildings in this preservation group can be subjected to renewal in their structural system, utilization of material while keeping the facade characteristics and scale of the building.

Third group buildings, are defined as the buildings which have to be preserved for their environmental and exterior architectural characteristics. the buildings in this preservation group can be subjected to renewal in their structural system, utilization of material, building scale while keeping the facade characteristics. These buildings can also be carried in the determined lots.

Fourth group buildings are defined as the buildings that have lost their architectural characteristics or renewed completely and have lost their chance for preservation. These buildings can be subjected to new constructions by the permission of the regional council.

In the Decree No 378, in the provided classification, the first group buildings were defined as the buildings which have to be preserved for their historic, memorial and aesthetic values. A secondary classification according to the function was provided as the buildings with residential function and without residential function. The second group buildings were defined as the buildings which have to be preserved for their traditional and

vernacular architectural characteristics. This classification does not direct the implementation techniques. The building has to be evaluated in its case and the interventions have to be directed according to the state and problems of each building. The two basic intervention groups are defined as Maintenance and Restoration with the provided restoration principles.

The 'restorations' implemented in the study area were directed according to the former classifications. Besides this grouping, only the adminstrative aspect is took place in the Transition Period and the Conservation Plan. The authorized mechanism was defined as Bursa Regional Council of Preservation Of Natural and Cultural Property. In the Transition Period decisions, the method and technique of the survey and restoration drawings were also defined.

5.2.3.2 Analysis of the Architectural Characteristics of the Implemenrations

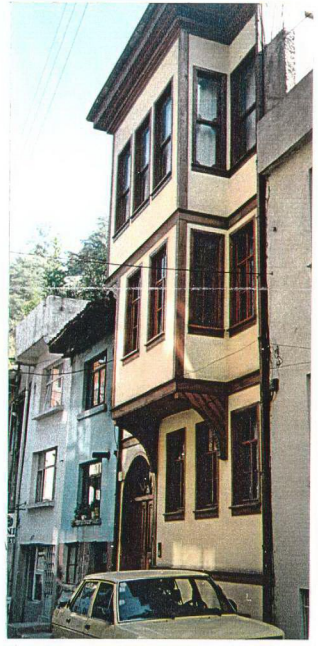
In the study area, there are eleven carried out 'Restorations'. There is only ne implementation on 'II. Murat sokak' which is dated in 1978 while the others are implemented between 1984 and 1995. The legal classification of the implementations are in the category of first, second, third and fourth group. There are one example from the categories of the first, third, fourth group. The other eight examples are concentrated on second group implementations.

EXAMPLE 1 : RE 1

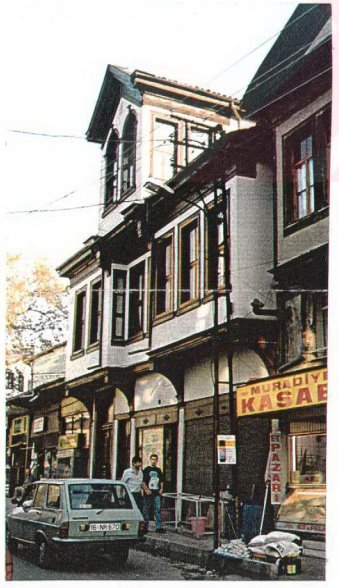
EXAMPLE 2 : RE 2

EXAMPLE 3 : RE 3

EXAMPLE 4 : RE 4



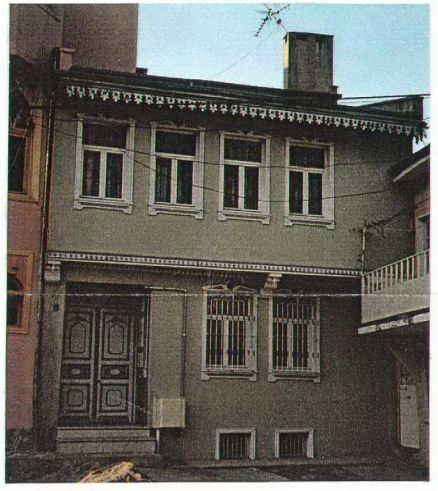
EXAMPLE 6 : RE 6



EXAMPLE 7 : RE 7

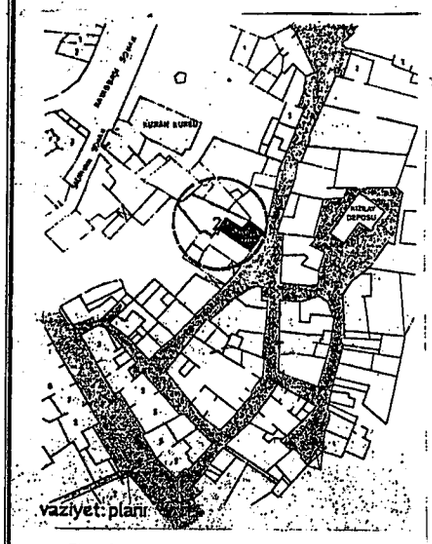
EXAMPLE 8 : RE 8

EXAMPLE 9 : RE 9

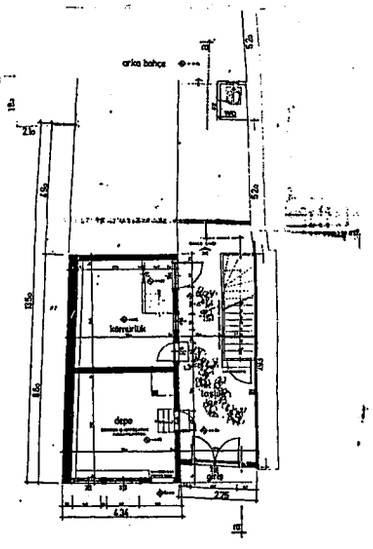


EXAMPLE 10 : RE 10

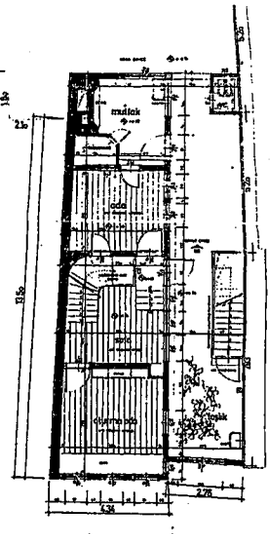
BEFORE THE IMPLEMENTATION



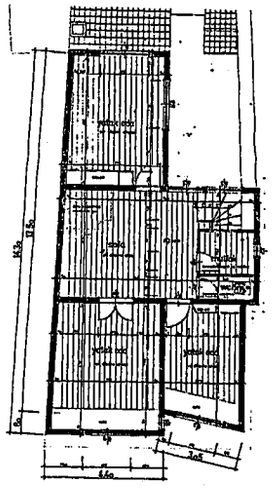
SITE PLAN



GROUND FLOOR PLAN

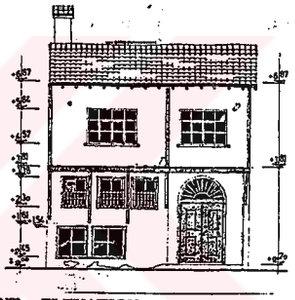


MEZZANİNE FLOOR PLAN



FIRST FLOOR PLAN

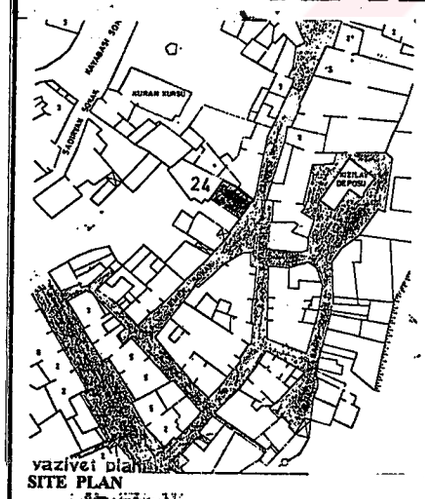
SECTION AA



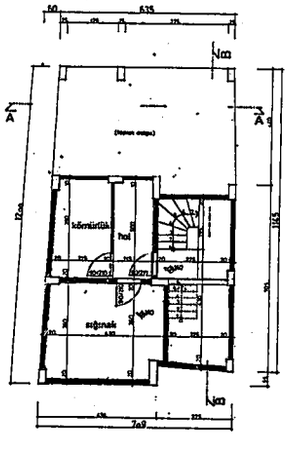
FRONT ELEVATION

REAR ELEVATION

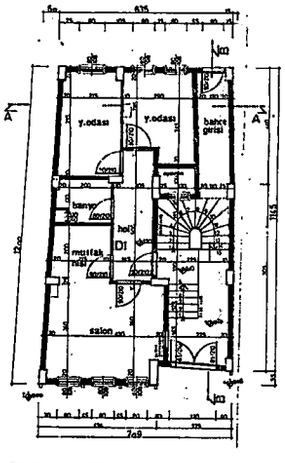
AFTER THE IMPLEMENTATION



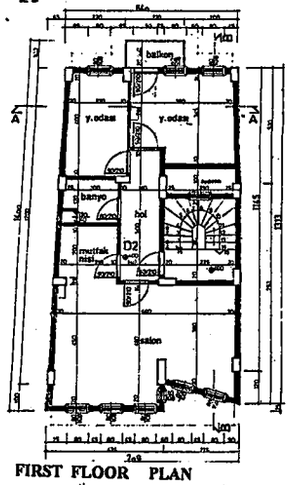
SITE PLAN



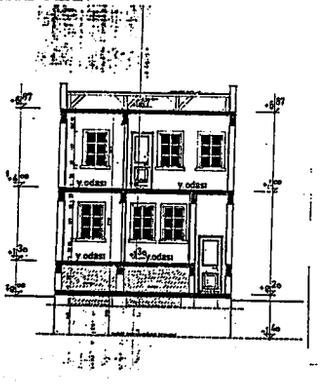
BASEMENT FLOOR PLAN

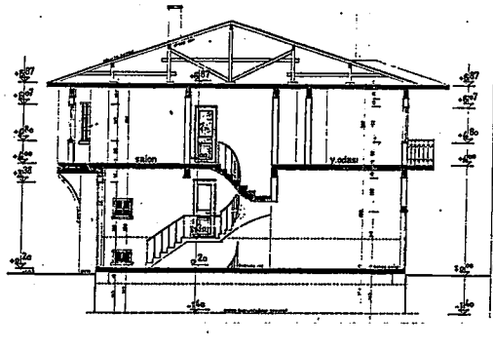


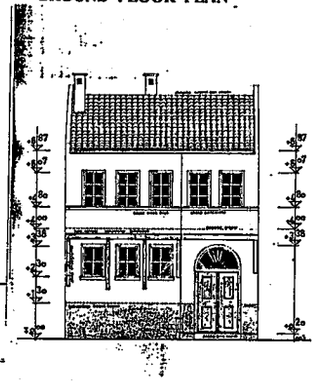
GROUND FLOOR PLAN



FIRST FLOOR PLAN







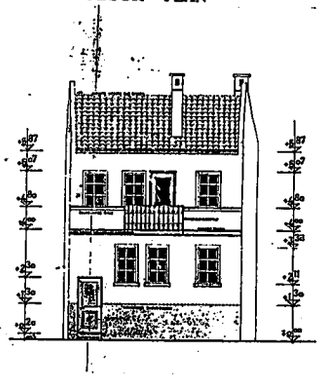


Table 45 State of Building Before the Implementation, Example 1 : RE 1

SECOND GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 1: RE 1
Address: Kayabaşı caddesi 2 **Function:** House **Plan scheme** **Ground Floor:** The entrance of the building is directly from the street, through a narrow 'taşlık' at the right side. There are two lower rooms located at the left side of the building entered by 3 steps. Both rooms are utilized as storages. From this room, the stairs leading to the mezzanine floor starts. At the rear side, 'taşlık' opens to the courtyard. There is a WC located at the end of the courtyard. **Mezzanine Floor:** The mezzanine floor is reached by 3 steps opening into a "sofa". The sofa gives entrance to two rooms one at the front and one at the back. The front room is utilized as a living room. The other back room has fenestration through the taşlık and it has an entrance to the kitchen which is in the form of a 'müştemilat' which has another entrance from the courtyard. **First Floor:** This floor is reached by the separate staircase starting at the ground floor which opens to an enlarged 'sofa'. The WC and bath are located in the sofa. The sofa opens into two front rooms and a back room. **Facade organization:** There is a projection located at the front facade that belong to the large living room. The elements of the front facade at the first floor are the two large windows .At the ground floor there is the entrance door with the half rose window top and the three windows of the mezzanine floor level with the two window openings of the storages of the ground floor. The rear facade consists of the two window openings of the sofa and one window that belong the bedroom at the first floor level At the ground floor level there is the entrance door from the courtyard again with the half rose window top. The 'müştemilat' used as kitchen is another element of the rear facade. **Space Quality:** Altough the relation of the mezzanine floor and first floor is cut down by the elimination of original staircase and the building is divided horizontally, it still preserves its architectural characteristics of its period. The height of the mezzanine floor is not sufficient as it is only 2.20 m but it is ventilated by natural light through fenestration to taşlık and exterior. Also the architectural elements such as 'gusulhane', 'ocak', 'sedir' and closets which are preserved articulate the space quality. **Structural System :**The structural system of the building is timber frame no information was given about the infill material. **The Condition of Service Spaces :**On the mezzanine floor level the kitchen is designed in the form of a 'müştemilat' and the bath is located in the kitchen as a 'gusulhane' and the WC is located in the courtyard. On the ground floor the kitchen and WC are situated in the sofa. **Architectural Elements :**The architectural elements were indicated without comment in their originality. The fireplace in the kitchen at mezzanine floor The 'gusulhane' at mezzanine floor The 'seki's at mezzanine and first floor The closets at mezzanine and first floor **Ornemations :** No information was given about the ornamented features of the interior. The entrance doors from the street and the courtyard in addition with the 'silme' can be considered as ornamentation.

Table 46 State of Building After the Implementation, Example 1 : RE 1

SECOND GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 1: RE 1

Address: Kayabaşı Sokak 2

Function: House

Location: Attached order

Plan Scheme
Basement Floor : There are the storage space and the refuge located at this floor reached by the staircase at the entrance floor.
Ground Floor : The entrance door opens into a hall where below the staircase there starts the corridor leading to the entrance of the courtyard.The living unit is entered from the centralized narrow hall. Two bedrooms at the rear side and a living room with an open kitchen at the front are located.The bath and WC is situated in the middle between the kitchen and the bedroom.
First Floor : The first floor has the same plan scheme with the ground floor in addition with a balcony between the two bedrooms at the rear side and the enlarged living room by the projection.

Facade organization: There is a projection located at the front facade that belong to the large living room. On the first floor the five windows are contured with a 'kuşak' at the bottom. On the ground floor there exists the entrance door with the half arched window on top and the three windows that belong to the living room at the ground floor. The rear facade is treated in the same manner with the front facade with the same window size and type on each floor with a designed balcony located on the first floor.The entrance door to the courtyard is converted into rectangular one.

Space Quality : The plan organization of the building depends on the provision of self sufficient units on each floor linked by the U shape staircase.The height of each floor is 2.80 which is sufficient but the service spaces as bath, kitchen and the staircase are ventilated by the help of the ducts and are not taking natural light.

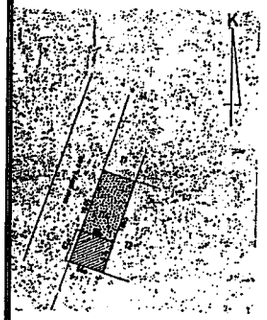
Structural System : The structural system of the new building is reinforced concrete.

Condition of Service Spaces : On each floor the bath, WC and kitchen are designed as separate units.

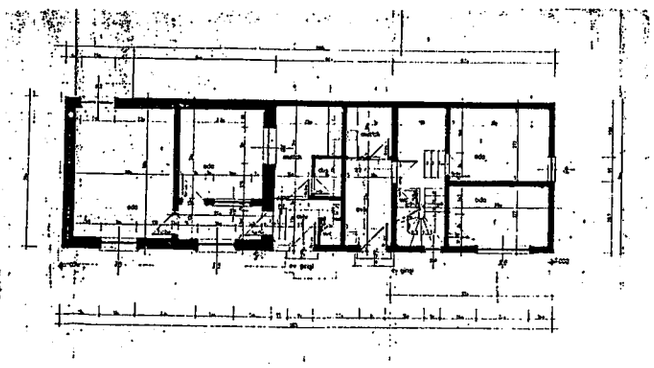
Architectural Elements : There are almost no architectural elements except for the new proposed staircase.

Ornemantations : The half-arched top window, the silme and the butresses can be accepted as (that are not implemented in the construction) ornementation.

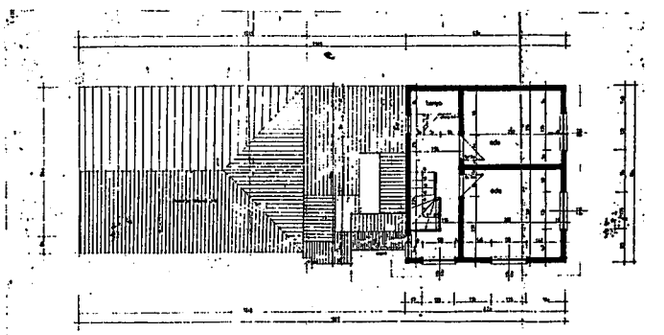
BEFORE THE IMPLEMENTATION



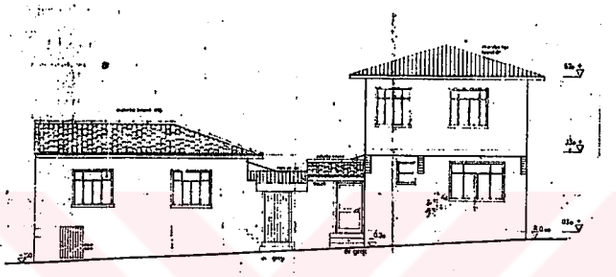
SITE PLAN



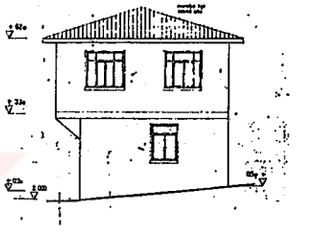
GROUND FLOOR PLAN



FIRST FLOOR PLAN

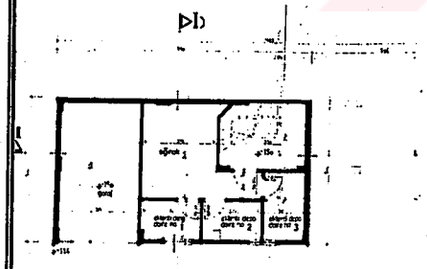


FRONT ELEVATION

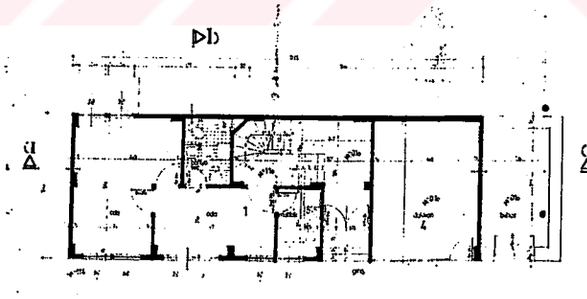


SIDE ELEVATION

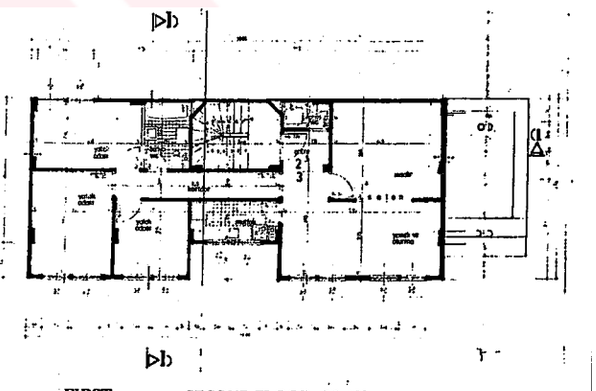
AFTER THE IMPLEMENTATION



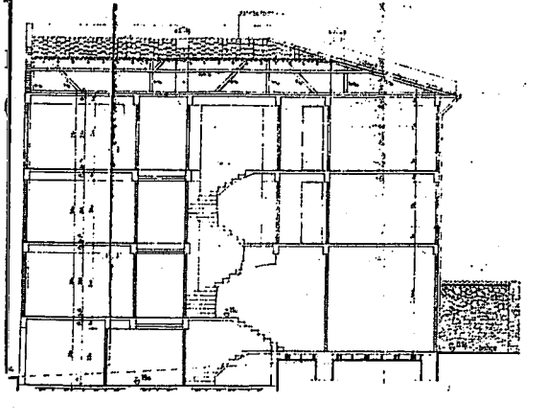
BASEMENT FLOOR PLAN

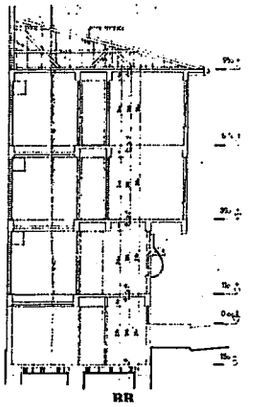


GROUND FLOOR PLAN

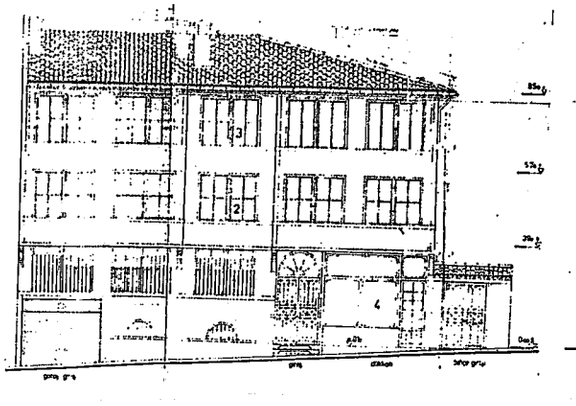


FIRST SECOND FLOOR PLAN





BB



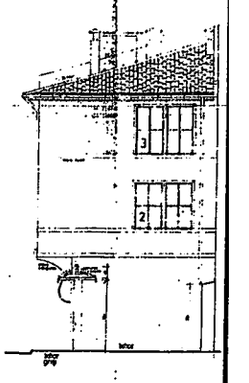


Table 47 State of Building Before the Implementation, Example 2 : RE 2

FOURTH GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 2: RE 2

Address: II. Murat sokak 21

Location: Detached

Function: Residential

Plan Scheme
Ground Floor : The building consists of two buildings one as one storey and one as two storey high. The two buildings are entered separately from the street into two inner courtyards. In the courtyard of the left building the service spaces as the kitchen and WC are located. The main building is reached by 2 steps opening to a corridor that gives entrances to two rooms. The courtyard of the right building is enclosed by the kitchen and the main building. On the ground floor, from a hall two higher rooms reached by four steps and the U-shape staircase are located. The WC is located under the staircase.
First Floor : The first floor of the right building has a similar plan organization as the ground floor that is enlarged by the projection to the street side. The staircase reaches to hall where two rooms and a bath is located around.

Facade organization: The front facade consists of the two facades of the two buildings and two entrances. The left building has two large window openings in addition of a basement floor door opening is located. The right building has a projected first floor with the two large window openings. On ground floor, there are two window openings different in size and type. The side elevation of the right building consists of the two large window openings at the first floor and one rectangular opening at the ground floor.

Space Quality: Both buildings show a similar plan scheme. The hierarchy from the semi-open space, courtyard, to closed spaces is an important aspect in the space quality. The relation of the spaces with the courtyard and the organization of the inner spaces form the architectural quality of the buildings.

Structural System : The structural system of the building on the right is estimated as a load bearing considering the wall thickness. The structural system of the right building is timber frame but we could get no information about the infill material.

The Condition Of Service Spaces : The kitchen, WC and the bath exist in the left building. In the right building the kitchen and WC are located on ground floor and a bath on first floor.

Architectural Elements : There is no architectural element except the U-shape staircase.

Ornamentations : The profiled buttresses and the 'silme' indicating the floor level can be accepted as ornamentation.

Table 48 State of Building After the Implementation, Example 2 : RE 2

FOURTH GROUP IMPLEMENTATION 'RESTORATION' EXAMPLE NO 2: RE 2
Address: II. Murat sokak 21 **Location:** Detached **Function:** Residential **Plan Scheme** **Basement Floor:** The basement floor is entered from the entrance floor where the refuge and three storage spaces are located. Also there is the garage entered directly from street on this floor. **Ground Floor:** On the ground floor, there are three entrances to the new proposed garden, to the shop and to the main building. The small living unit consists of two rooms with a kitchen and a bathroom on this floor. **First Floor:** On the first floor from an entrance hall, it is entered to the living room, WC and the corridor. Through the narrow corridor, it is reaached to three bedrooms and a bath. This floor is enlarged by the two projections located on two sides of the kitchen. **Second Floor:** The second floor has the same plan organization of the first floor. **Facade organization:** There are two projections located on each side of the facade starting from the first floor and contunuing on two floors and there is a balcony in the middle. There are eight rectangular windows on each floor. On the ground floor, the entrance door to the building is treated with a half rose window top with he shop elevation designed with a full height glazing. Also the entrance doors of the garden and the garage are the elements are located on the ground floor. The side facade consists of the two window openings located on the projections. **Space Quality :**The building is planned in a completely different understanding where building and narrow corridors connected with the entrance hall defines the circulation. **Structural Syatem:** The building is constructed with reinforced concrete skeleton. **Condition Of Service Spaces :**The kitchen, bath and WC are designed as separate units on first and second floor where the WC is designed together with the bath on the first floor. All service spaces take natural light. **Architectural Elements :**There is almost no architectural elements except the new proposed staircase. **Ornamentations :**The new provided eave ornamentation, the entrance door of the building and the profiled buttresses in the proposed drawing can be accepted as ornamentation.

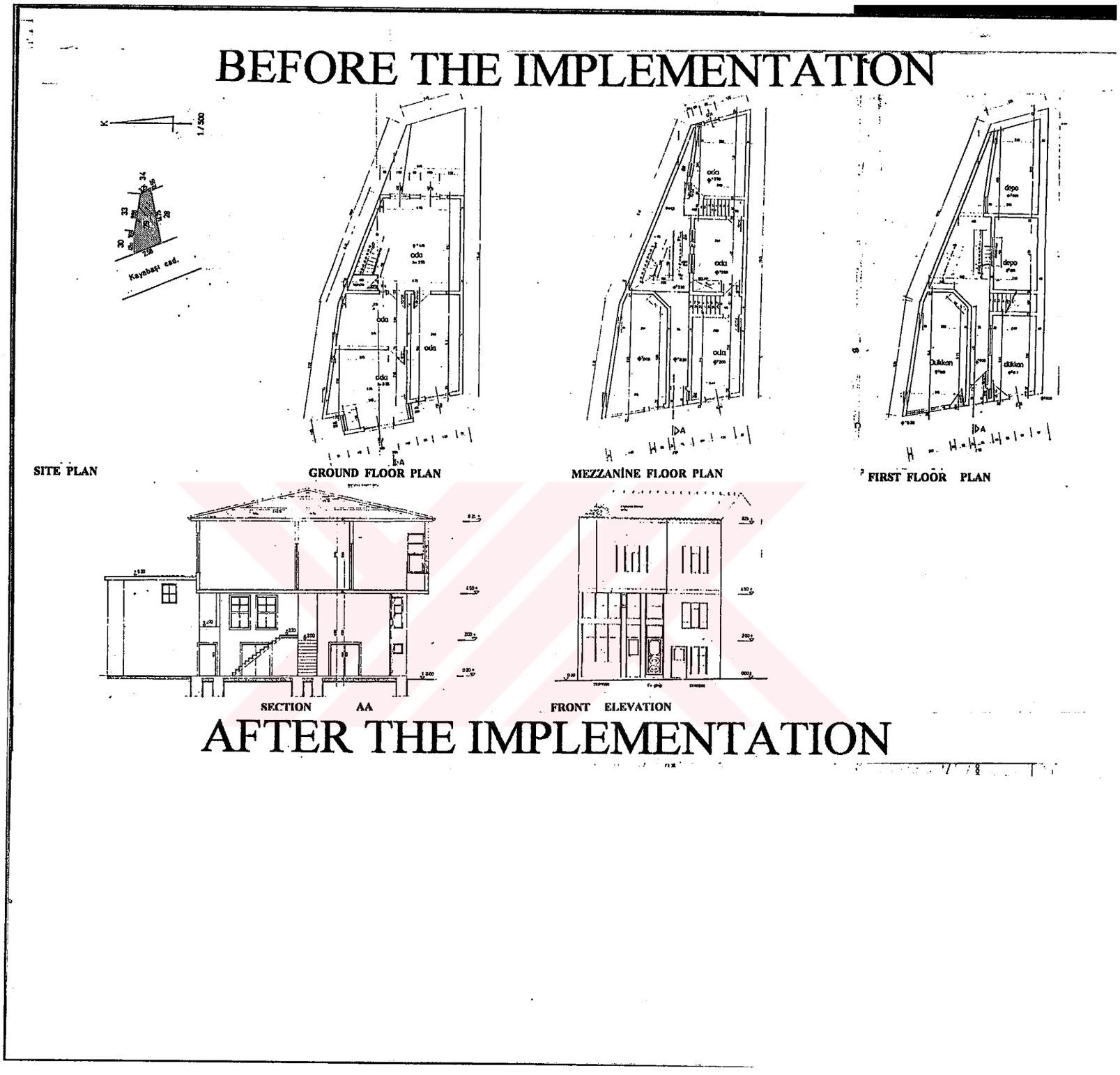


Figure 15 Survey Drawings and Restoration drawings of Example 3; RE 3.

(By Architect Selim LÜMALI; 1988 - Provided from BKTVKBK)

Table 49 State of Building Before the Implementation, Example 3 : RE 3

THIRD GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 3: RE 3

Address: Alan Sokak 2

Location: Attached order

Function: Residential + Commercial on ground floor

Plan Scheme
Ground Floor: There are the two shops entered directly from the street where the building entrance is located between the shops in a recessed manner. Through a narrow corridor 'taşlık' is entered, where on the right side, there are two rooms utilized as storages. There are two staircases situated at taşlık where one separate leading to the first floor and the other leading to the mezzanine floor.
Mezzanine Floor : The mezzanine floor is entered by the set of eight steps located between the shop and the middle room. The landing opens into two rooms. From the middle room there is a passage to a rear room designed as a 'müştemilat' reached again by eight steps. The room in the middle and the rear room is fenestrated through taşlık.
First Floor: This floor is enlarged by the encasement of the taşlık area and by the projections at the front side. The first floor is entered by the separate staircase starting at the ground floor. The stairs reach to a 'sofa' opening into two front rooms. From the room at the left side there is an entrance to a bigger room facing the street.

Facade organization: On the first floor there is a projection and two large window openings. On the ground floor, the elevation includes the three entrance doors and the shop glazings. The left shop facade is treated with a full height glazing. The entrance door to the building is completed with two windows on top enlightening the narrow corridor. The right shop facade consists of a door and a window where on top the window of the front room at the mezzanine floor is located.

Space Quality : The polygonal geometry of the building area and the organization of the inner spaces within the geometry marks the architectural solutions of its period. The different floor relations with the 'taşlık' creates a three dimensional space quality.

Structural System : The structural system is timber frame with a load bearing right wall 40 cm in thickness; no information was given about the infill material.

Condition Service Spaces : There is no WC, kitchen and bath located in this building.

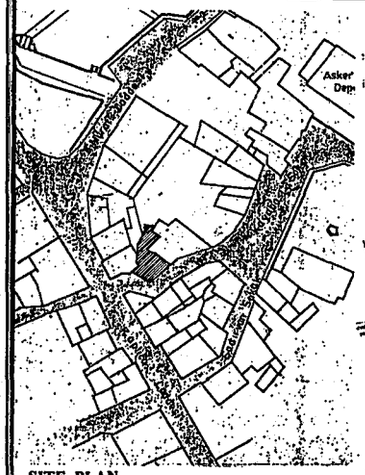
Architectural Elements : The architectural elements in the building are indicated as follows but no information was given about the originality.
The 'seki' on mezzanine floor
The closet on mezzanine floor
The staircases, one starting from taşlık leading directly to the first floor and the two set of steps on mezzanine floor.

Ornamentations : The ornamented entrance door, the profiled butress and the "silme" at the first floor level can be defined as ornate features.

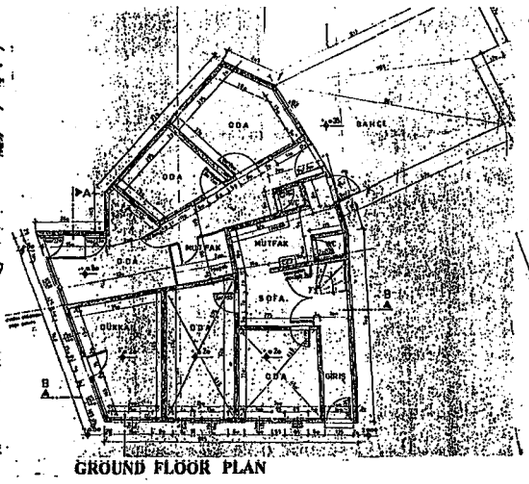
Table 50 State of Building After the Implementation Example 3 : RE 3

THIRD GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 3: RE 3
Address: Alan Sokak 2 **Location:** Attached order **Function:** Residential + Commercial on ground floor **Plan Scheme** **Basement Floor :**This floor is reached from the ground floor by two separate staircases. On this floor two storage spaces, one refuge and the lower floor of the shop are located. **Ground Floor :**The ground floor is used for the function of commerce except the entrance to the house and the narrow corridor. The two shops different in size are entered from the street. The big shop continues up to the rear boundary of the building. **First Floor :** The stairs on the first floor reach to a centralized inner hall which is a circulation space. At the front side the projected living room and the kitchen are located. The WC, the room and the narrow corridor leading to rear side of the building are also entered from this inner hall. The corridor ends with a rear room and a bath is situated between the staircase and the room. There are two balconies one entered from the kitchen at the front facade and one at the rear side entered from the room in the middle. **Second Floor :**The second floor has the same plan organization of the first floor. **Facade organization:** There is a projection starting from the first floor and continuing two floors. The projection ends with a pediment at the roof level. On the right side of the projection there is the balcony. On the ground floor there are the three entrance doors, two of which belong to the shops and one to the house with the two windows of the right side shop. The three window openings on the first and second floor have the same size and type. On the rear elevation a similar organization of the front facade is utilized with the same window size and type at the first and second floor together with a smaller balcony. On the ground floor there are two square windows (90x90 cm) which belong to the bigger shop. **Space Quality :** The plan organization consists of a scheme of an centralized circulation space in the middle of the building and spaces situated around the circulation space. The height of each floor is equalized as 2.85 Mt. service spaces can not take natural light and the ventilation is provided by the help of the ventilation ducts. The plan scheme refers to a completely different understanding of space. **Structural System :**The structural system of the new building is reinforced concrete. **Condition Of Service Spaces :**The bath, kitchen and the WC are designed as separate units. Except the kitchen, the other service spaces are ventilated by the help of the ventilation ducts. **Architectural Elements :**There are almost no architectural elements except for the new proposed staircase and the two balconies. **Ornamentations :**There are no ornate features in interior , the profiled buttresses, and the 'silme's located at the floor level can be accepted as ornamentation.

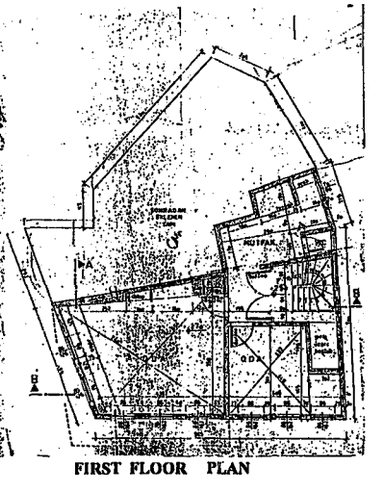
BEFORE THE IMPLEMENTATION



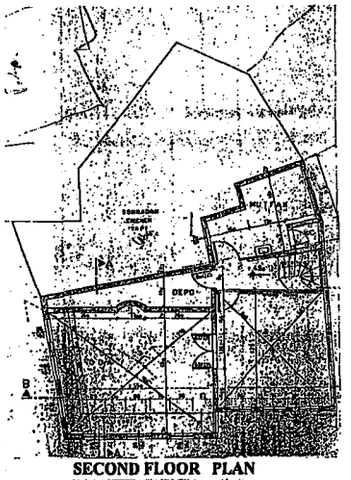
SITE PLAN



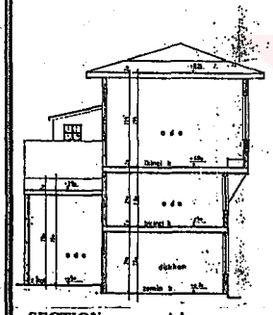
GROUND FLOOR PLAN



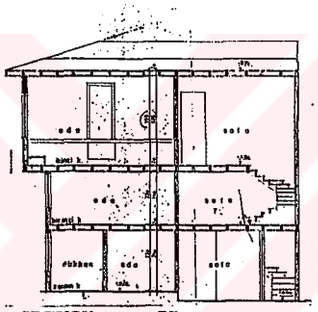
FIRST FLOOR PLAN



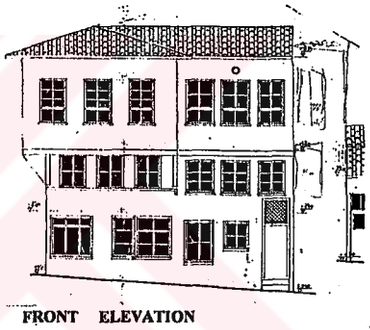
SECOND FLOOR PLAN



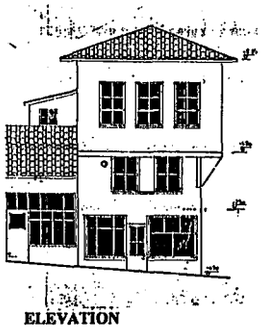
SECTION AA



SECTION BB

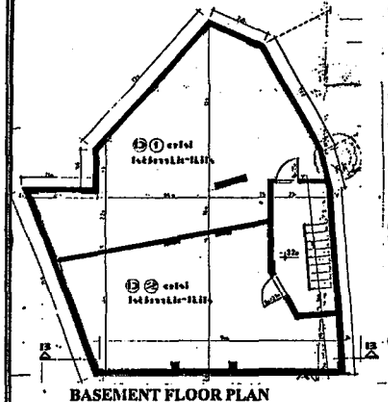


FRONT ELEVATION

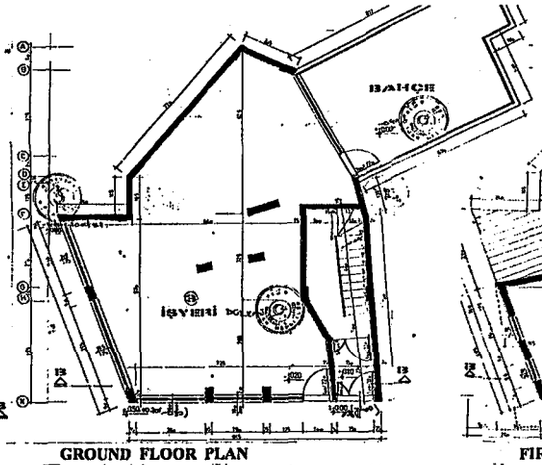


ELEVATION

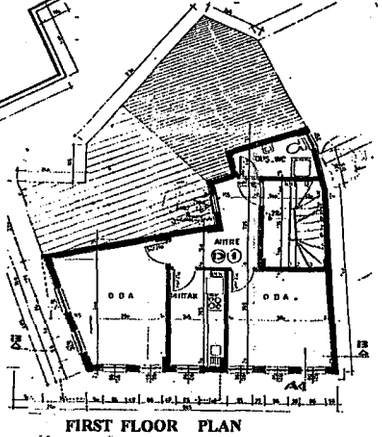
AFTER THE IMPLEMENTATION



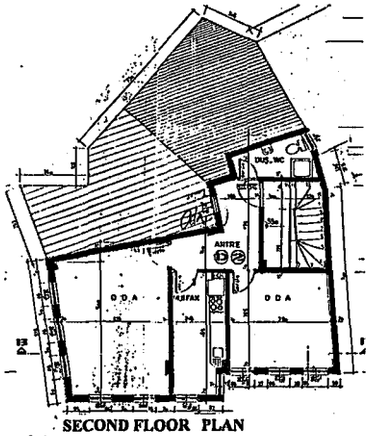
BASEMENT FLOOR PLAN



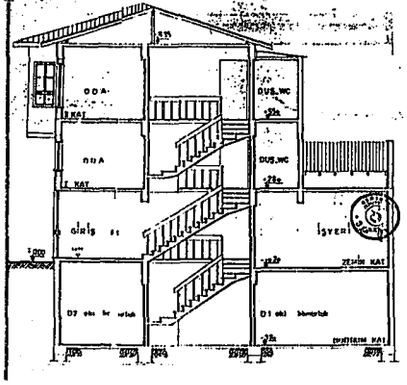
GROUND FLOOR PLAN

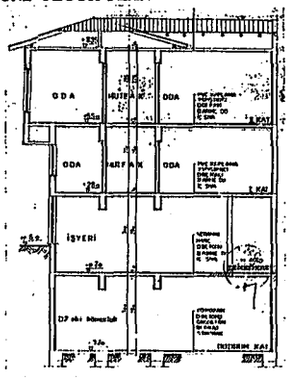


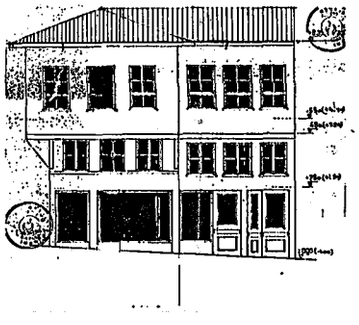
FIRST FLOOR PLAN



SECOND FLOOR PLAN







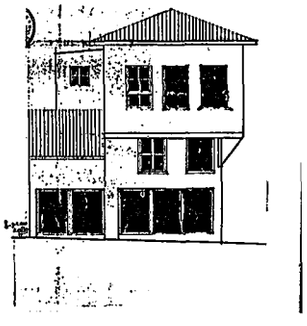


Table 51 State of Building Before the Implementation, Example 4 : RE 4

SECOND GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 4: RE 4
Address: Kayabaşı sokak 36 **Location:** Corner lot **Function:** Residential + Commercial on ground floor **Plan Scheme** **Ground Floor :** The building consists of two separate buildings one as single storey and one as three storey high. On the ground floor there are three entrances to the building. The single storeyed building consists of two rooms, a kitchen and a WC which is entered through a narrow corridor. On the ground floor of the three storeyed building there are two rooms at the front side and a kitchen together WC at the rear side. The shop is entered separately from 'Kaplıca caddesi'. **First Floor :** On the first floor, at the front side there are two rooms which are different in size entered from a small hall. At the rear side, there is a kitchen together with the WC. **Second Floor:** From the hall reached by the stairs, the storage space, the front room and the kitchen together with the WC at the rear side are entered. From the front room, it is entered to a projected 'başoda'. **Facade organization:** The projected 'başoda' is an important aspect of the facade organization. On the facade facing 'Kayabaşı sokak', there are six rectangular window openings on the first and second floors that are different in size and shape. The ground floor facade consists of the large window openings belonging to the shop and the front room together with the entrance door. On the facade facing 'Kaplıca caddesi', the projected 'başoda' continues through the whole facade on the three storeyed building. On the ground floor, there are the shop entrance door with its large glazed openings and the glazing of the single storeyed building. **Space Quality:** The arrangement of the spaces on a polygonal geometry and the relation of the 'sofa' with the inner spaces are the significant character of the building. The architectural elements as the 'sedir', 'yüklük' and the fire place articulate the space quality. **Structural System :** The structural system of the building is timber frame no information was given about the infill material. **Condition Of Service Spaces :**The kitchen and WC are located at the rear side on each floor of the three storeyed building but no information was given for the bath. On the single storeyed building there are the kitchen and WC located adjacent to the three storeyed building. **Architectural Elements :** The architectural elements in the building are indicated as follows but no information was given about the originality. The 'seki' on first and second floor The closet on first floor The niche on the second floor The staircases **Ornamentations :**The profiled buttresses and the 'silme' indicating the floor level can be accepted as ornamentation.

Table 52 State of Building After the Implementation, Example 4 : RE 4

SECOND GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 4: RE 4

Address: Kayabaşı sokak 36

Function: Residential + Commercial on ground floor

Location: Corner lot

Plan Scheme
Basement Floor: The basement floor is entered from the entrance floor where the two storage spaces are located.
Ground Floor: The ground floor is designed totally as a shop except the entrance hall to the building from 'Kayabaşı sokak'. the shop is entered from 'Kayabaşı sokak'.
First Floor: The first floor continues on the place of the three storeyed building in the former state. From the small hall, two rooms and a kitchen is entered. The bath is designed together with the WC located at the rear side.
Second Floor: The second floor has the same plan organization of the first floor with the projected room and kitchen.

Facade organization: The facade organization does not show any changes considering the first and second floors compared to the former situation. The alterations take place on the ground floor with full glazings of the shop designed in the same type and size. Also the entrance to the building from 'Kayabaşı sokak' located on the ground floor is another element of the facade.

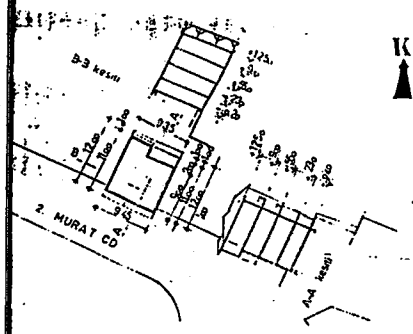
Space Quality : The commercial function becomes a dominant element in the plan organization as the ground floor is left for the utilization of the shop. The organization of the spaces on the upper floors don't show major changes with the kitchen designed in the middle of the two rooms.

Condition Of Service Spaces : The kitchen, is while as a separate unit while the bath and WC are designed togeteher on first and second floors. All service spaces take natural light.

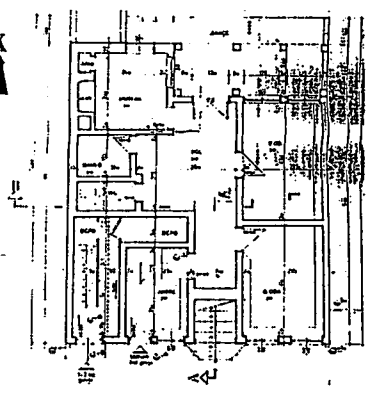
Architectural Elements : There is almost no architectural elements except the new proposed staircase.

Ornamentations : The new provided eave ornamentation, the entrance door of the building and the profiled buttresses in the proposed drawing can be accepted as ornamentation.

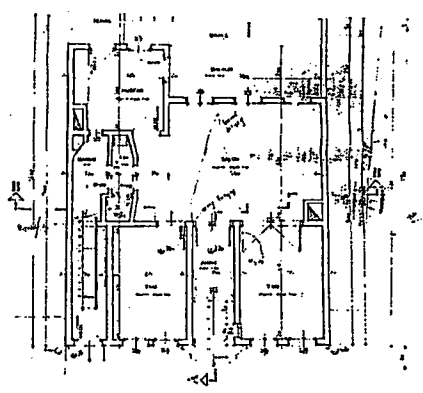
BEFORE THE IMPLEMENTATION



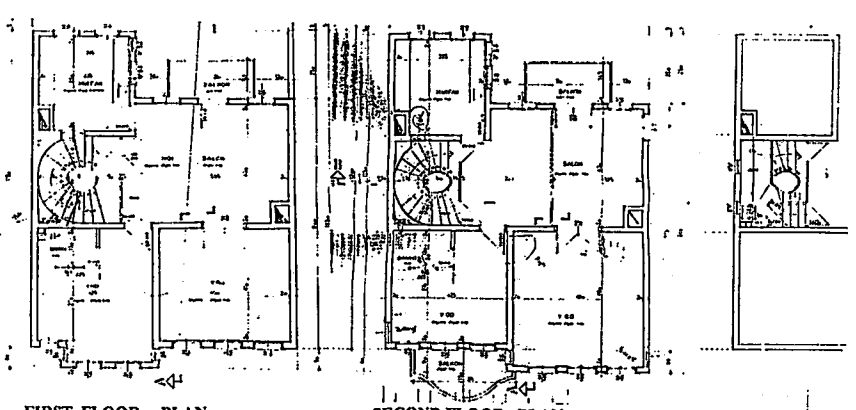
SITE PLAN



BASEMENT FLOOR PLAN

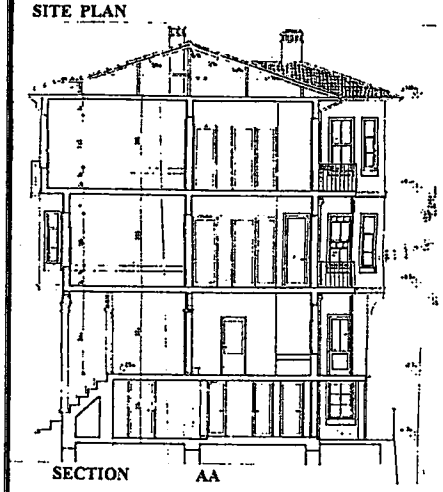


GROUND FLOOR PLAN



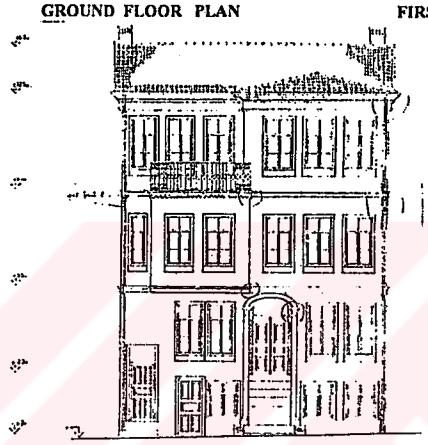
FIRST FLOOR PLAN

SECOND FLOOR PLAN

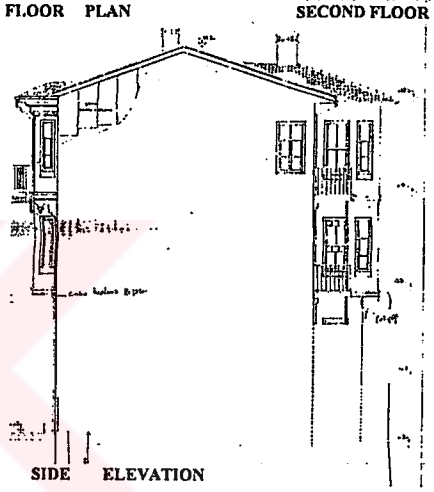


SECTION AA

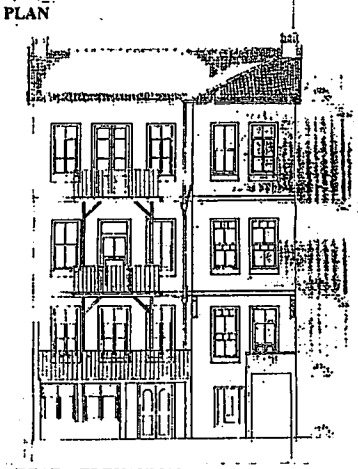
SECTION BB



FRONT ELEVATION

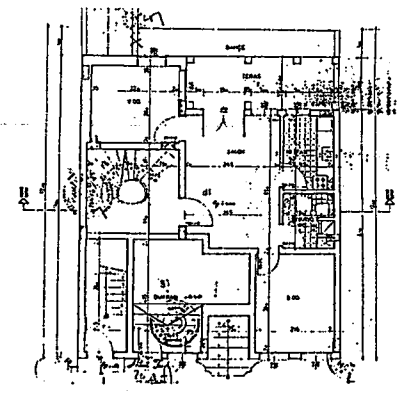


SIDE ELEVATION

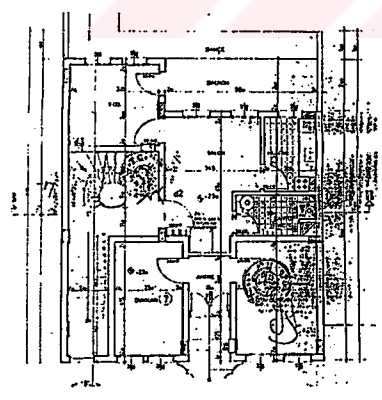


REAR ELEVATION

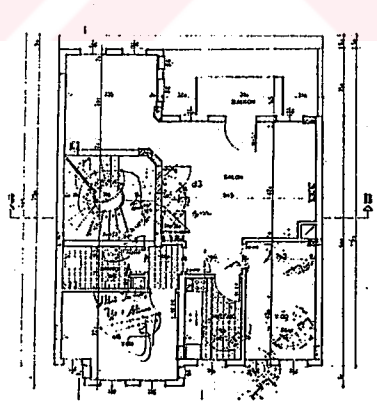
AFTER THE IMPLEMENTATION



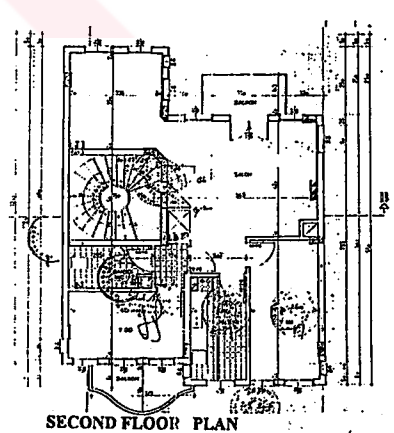
BASEMENT FLOOR PLAN



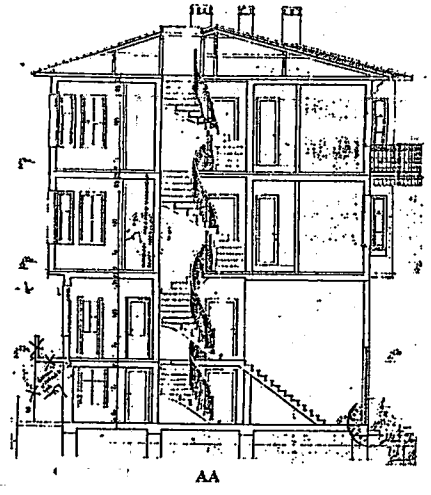
GROUND FLOOR PLAN



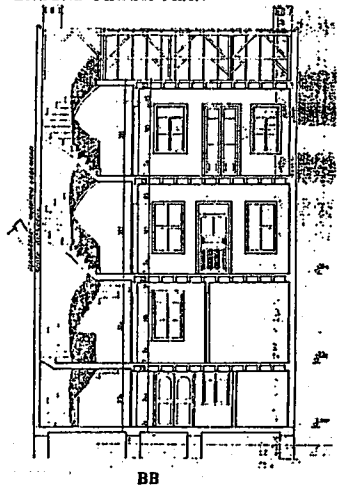
FIRST FLOOR PLAN



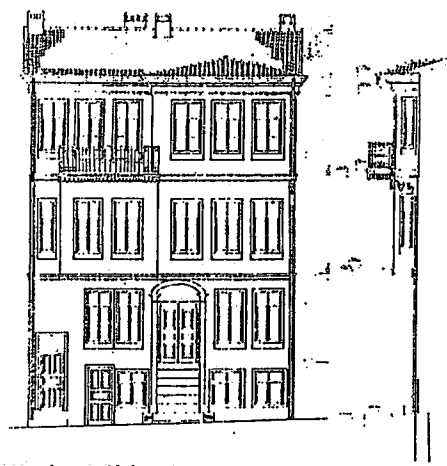
SECOND FLOOR PLAN

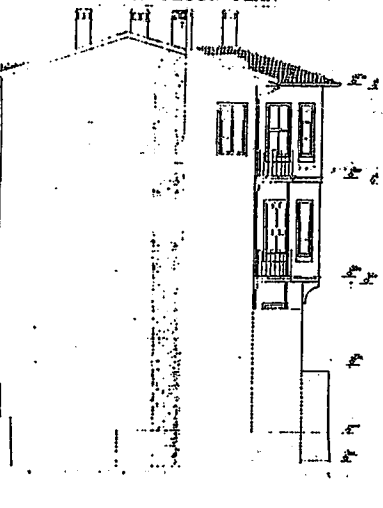


AA



BB





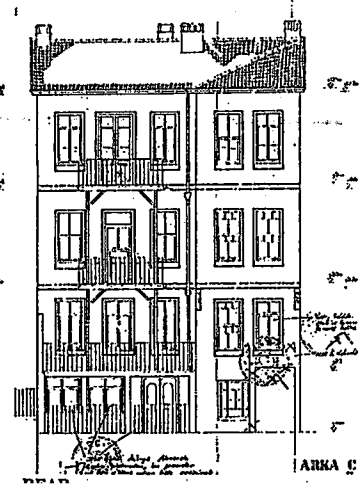


Table 53 State of Building Before the Implementation, Example 5 : RE 5

SECOND GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 5: RE 5

Address: II. Murat caddesi 8

Location: Attached order

Function: Residential

Plan Scheme
Basement Floor : The basement floor is entered from the entrance hall opening into to the centralized inner hall. One room at the front and one at the back located at the right side of the building, a kitchen , a WC located at the left side and the garden are entered from this inner hall. The entrance hall leading to the first floor is also located on the basement floor.
Ground Floor : The ground floor are reached from two separate entrances, one directly from the entrance reached by eight steps located in the middle entering to the large hall and one from the edge entering to the bath. From the hall, two front rooms and a kitchen at the rear side and a WC are entered. There is also a balcony located at the rear side.
First Floor: The first floor has the same plan organization as the ground floor with the projected room at the left side.
Second Floor: The second floor has the same plan organization as the first floor with a balcony in a recessed manner, located on top of the projection.

Facade organization: The projection at the first floor and the balcony on top of the projection are the important aspects which articulates the facade. There are six rectangular window openings located on the first and second floors besides the projection and the balcony. The recessed arched entrance to the building with two openings on side is another important element of the facade. Also there are the entrance doors are located at the basement floor level.

Space Quality: The relationship of the basement floor and the ground floor are cut down and the building is divided horizantally on the fist two floors. But the building preserves its qualities considering the organization of the spaces with the hall and the rooms. The relation of the spaces with the street and the garden with projections, balconies provide a colorfull space quality.

Structural System : The structural system of the building is timber frame no information was given about the infill material.

Condition Of Service Spaces : The kitchen is located on each floor while the WC and the bath are located on the basement and the ground floors.

Architectural Elements : The architectural elements in the building are indicated as follows but no information was given about the originality.
The fireplace on the basement floor
The staircases

Ornamentations : The building ornate features are concentrated on the facade as the 'silme' indicating the floor level, the eave, the ferforge elements of the balcony, the ornate details of the entrance doors.

Table 54 State of Building After the Implementation, Example 5 : RE 5

SECOND GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 5: RE 5

Address: II. Murat caddesi 8

Location: Attached order

Function: Residential

Plan Scheme
Basement Floor : The basement floor is entered from the entrance hall opening into to the centralized inner hall. One room at the front and one at the back located at the right side of the building, a kitchen , a WC located at the left side and the garden are entered from this inner hall. The entrance hall leading to the first floor is also located on the basement floor.
Ground Floor : The ground floor are reached from two separate entrances, one directly from the entrance reached by eight steps located in the middle entering to the large hall and one from the edge entering to the bath. From the hall, two front rooms and a kitchen at the rear side and a WC are entered. There is also a balcony located at the rear side.
First Floor: The first floor has the same plan organization as the ground floor with the projected room at the left side.
Second Floor: The second floor has the same plan organization as the first floor with a balcony in a recessed manner, located on top of the projection.

Facade organization: The projection at the first floor and the balcony on top of the projection are the important aspects which articulates the facade. There are six rectangular window openings located on the first and second floors besides the projection and the balcony. The recessed arched entrance to the building with two openings on side is another important element of the facade. Also there are the entrance doors are located at the basement floor level.

Space Quality: The relationship of the basement floor and the ground floor are cut down and the building is divided horizantally on the fist two floors. But the building preserves its qualities considering the organization of the spaces with the hall and the rooms. The relation of the spaces with the street and the garden with projections, balconies provide a colorfull space quality.

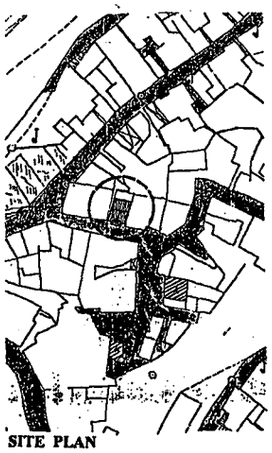
Structural System : The structural system of the building is timber frame no information was given about the infill material.

Condition Of Service Spaces : The kitchen is located on each floor while the WC and the bath are located on the basement and the ground floors.

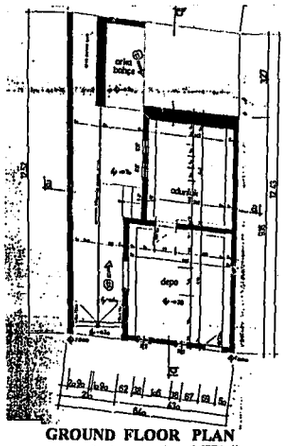
Architectural Elements : The architectural elements in the building are indicated as follows but no information was given about the originality.
The fireplace on the basement floor
The staircases

Ornamentations : The building ornate features are concentrated on the facade as the 'silme' indicating the floor level, the eave, the ferforge elements of the balcony, the ornate details of the entrance doors.

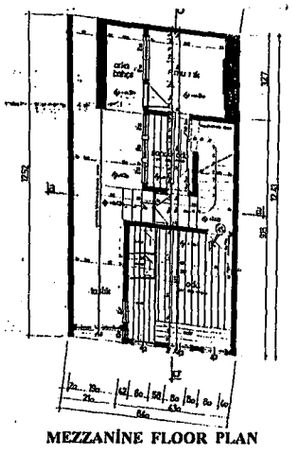
BEFORE THE IMPLEMENTATION



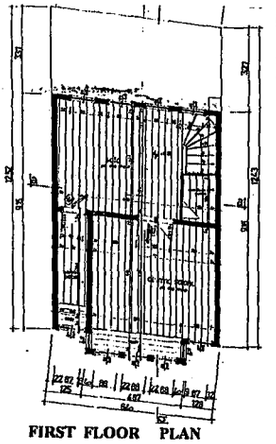
SITE PLAN



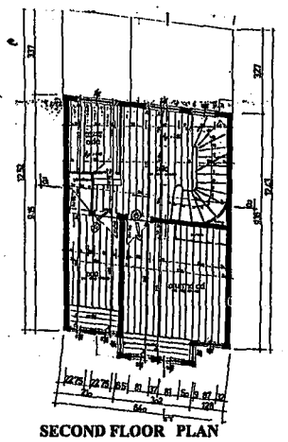
GROUND FLOOR PLAN



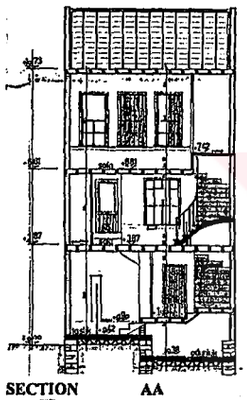
MEZZANİNE FLOOR PLAN



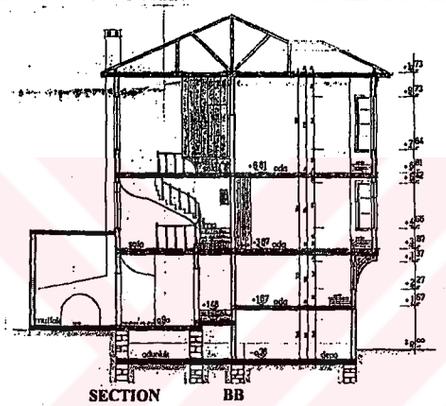
FIRST FLOOR PLAN



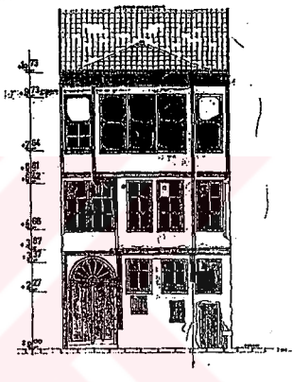
SECOND FLOOR PLAN



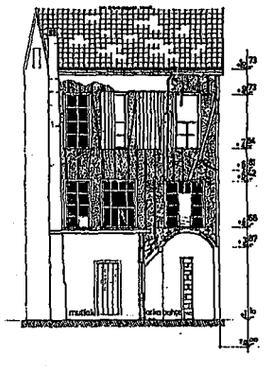
SECTION AA



SECTION BB

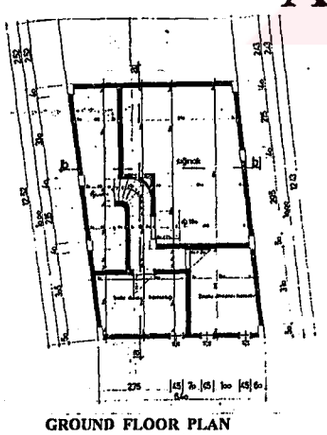


FRONT ELEVATION

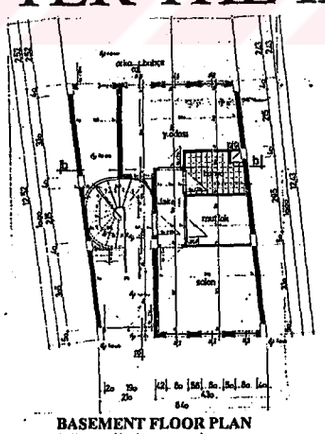


REAR ELEVATION

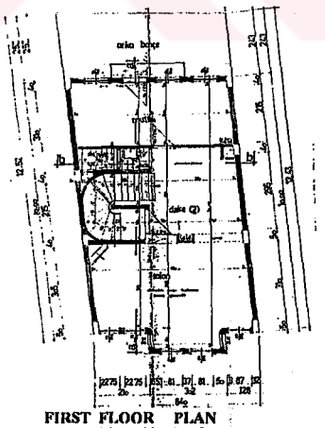
AFTER THE IMPLEMENTATION



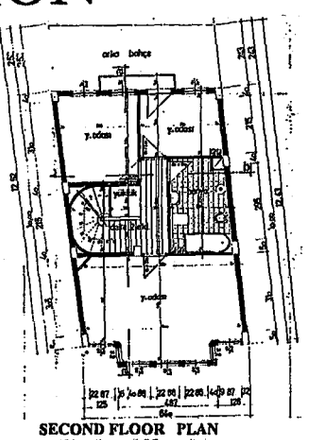
GROUND FLOOR PLAN



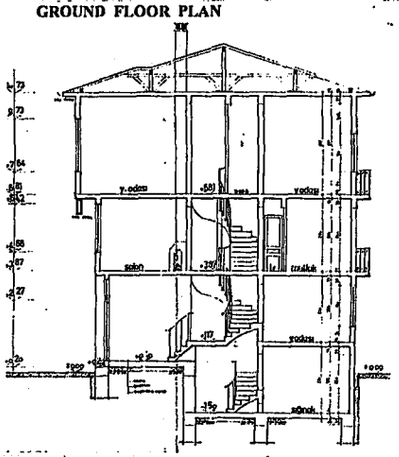
BASEMENT FLOOR PLAN

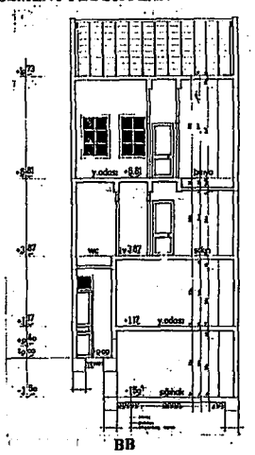


FIRST FLOOR PLAN

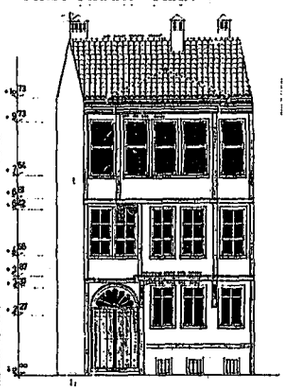


SECOND FLOOR PLAN

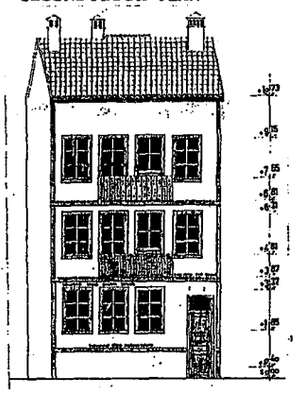




BB



ELEVATION



REAR ELEVATION

Table 55 State of Building Before the Implementation, Example 6 : RE 6

SECOND GROUP IMPLEMENTATION
'RESTORATION' EXAMPLE NO 6: RE 6

Address: Dere sokak 5

Function: Residential

Location: Attached order

Plan Scheme
Ground Floor: The entrance of the building is directly from the street, through a narrow 'taşlık' at the left side. There are two lower rooms located at the right side of the building entered both from the street and from the 'taşlık'. Both rooms are utilized as storages. From this room, the stairs leading to the mezzanine floor starts. At the rear side, 'taşlık' opens to the backyard.
Mezzanine Floor: There is one room and a storage reached by stairs. There is the kitchen at the Taşlık level entered from the garden.
First Floor: This floor is reached by the staircase opening into the 'sofa'. The floor is enlarged by the encasement of the 'taşlık' and with the projection. There is one room located at the front at this floor.
Second Floor: From the 'sofa' at the rear side two front rooms, one bigger and one smaller are entered. Projection is enlarged at this floor.

Facade organization: The two projections at the first and second floors that belong to the large living rooms are the important elements of the front facade. The window openings on each floor are different in size and type. At the ground floor there is the entrance door with the half rose window top and the three windows of the mezzanine floor level with the two openings of the storages of the ground floor. The rear facade consists of the window openings of the sofa some of which are enclosed and the entrance door of the backyard.

Space Quality: The different arrangement of the floor levels and their connection with the staircase are the important featuresof the space quality. The relation and hierarchy of the open and closed spacesarticulate the spce quality. Also the architectural elements such as 'gusulhane', 'ocak', 'sedir' and closets which are preserved integrate the architectural quality of the building..

Structural System : The structural system of the building is timber frame no information was given about the infill material.

The Condition of Service Spaces : On the ground floor level the kitchen is designed in the form of a 'müştemilat' entered from the backyard. There is no bath and WC in the building.

Architectural Elements : The architectural elements were indicated without comment in their originality.
The fireplace in the kitchen at ground floor
The 'sedir's at mezzanine, first and second floor
The staircase
Ornemations : No information was given about the ornamented features of the interior. The entrance door with half rose window top the 'silme' with the profiled butresses can be considered as ornamentation.

Table 56 State of Building After the Implementation, Example 6 : RE 6

SECOND GROUP IMPLEMENTATION 'RESTORATION' EXAMPLE NO 6: RE 6
Address: Dere sokak 5 **Function:** Residential **Location:** Attached order **Plan Scheme** **Basement Floor :**There are two storage spaces and the refuge located at this floor reached by the staircase at the entrance floor. **Ground Floor :**The entrance door opens into a narrow hall where below the staircase there starts the corridor opening to the backyard.The living unit is entered from the centralized narrow hall. The front room and the rear room are entered from the hall. The kitchen and WC are located betwe the two rooms. **First Floor :** The bigger hall is reached from the stairs is located in the middle. The kitchen at the rear side and a room at the front side is entered from this hall. **Second Floor:** From the small hall , it is entered to one big room at the front and two rooms at the front side. The bath is located between the front and back rooms. **Facade organization:** The facade organization has almost been preserved. The window openins of the ground floor have been altered compared with the former state. **Space Quality :** The plan organization has been modified according to a different understanding of space. Narrow staircase and inner halls have been introduced as circulation spaces. is the provision of self sufficient units on each floor linked by the U shape staircase.The height of each floor is about three meters which is sufficient but the circulation and service spaces as bath, kitchen and the staircase are ventilated by the help of the ducts and are not taking natural light. **Structural System :**The structural system of the new building is reinforced concrete. **The Condition of Service Spaces :** The bath, WC and the kitchen are located on the ground floor. On the second floor there is the bath. **Architectural Elements :**There are almost no architectural elements except for the new proposed staircase. **Ornamentations :**The half-arched top window, the silme and the butresses can be accepted as ornamentation.

Table 57 State of Buildings Before and After The Implementation Examples; RE 7 - RE 11. (Data related to the state before the implementation is provided from Sercan YILDIRIM ; p. 34-p.37- p. 41-p.80- p.124)

Example No	State of	Before the Implementation	After the Implementation
RE 7	Function	Residential + Commercial	Residential + Commercial
First Group	Building Height	Three Stories	Three Stories
Implementation	Plan Type	Outer Hall with 2 Rooms	-
	Facade Type	Two sides Projection	Not altered
	Construction Technique	Timber Skeleton	Timber Skeleton
	Sanitary Conditions	Good	-
RE 8	Function	Residential	Residential + Commercial
Second Group	Building Height	Three Stories	Three Stories
Implementation	Plan Type	Outer Hall 3 sides rooms	Totally Altered
	Facade Type	Two sides Projection	Totally Altered
	Construction Technique	Timber Skeleton	Reinforced Concrete
	Sanitary Conditions	Bad	Good
RE 9	Function	Residential	Residential
Second Group	Building Height	Two Stories	Two Stories
Implementation	Plan Type	Outer Hall Single Room	Totally Altered
	Facade Type	Entire Facade Projection	Not Altered
	Construction Technique	Brick Masonry	Reinforced Concrete
	Sanitary Conditions	Medium	Medium not Ventilated
RE 10	Function	Residential	Residential
Second Group	Building Height	Two and a Half Stories	Three Stories
Implementation	Plan Type	Inner Hall with 2 rooms	Totally Altered
	Facade Type	Entire Facade Projection	Not Altered
	Construction Technique	Timber Skeleton	Reinforced Concrete
	Sanitary Conditions	Medium	Medium not Ventilated
RE 11	Function	Residential	Residential
Second Group	Building Height	Two and a Half Stories	Two Stories
Implementation	Plan Type	Outer Hall with 2 Rooms	Totally Altered
	Facade Type	Projection in the middle	Not Altered
	Construction Technique	Timber Skeleton	Reinforced Concrete
	Sanitary Conditions	Medium	Medium not Ventilated

5.2.3.3 Analysis and Evaluation Of Changes in 'Restorations'

The analysis and evaluation of 'restorations' are covered in terms of changes in function, meters square, building heights, number of spaces and number of service spaces.

Functional Changes

The functional characteristics of traditional buildings located within the site are mainly in the group of residential where the commercial function on ground floors are available in particular sections . This case is valid in the former functional characteristics of examples before the implementation as RE 3, RE 4, RE 7. These examples are located in the zones Zone 2a and Zone 2b. The functional characteristics of other examples in the former state before the implementation are residential that are located in the zones Zone 1b, Zone 2b, Zone 2e, Zone 2a and Zone 3a. Among eleven buildings that have been subjected to 'restoration', the residential function formed a considerable part as eight buildings are residential.

In the present state of buildings after the implementation, there is an increase in the type of residential function with commerce on ground floors as in the examples RE 2, RE 3, RE 4, RE 5, RE 7 and RE 8. This is related to the specific location of the buildings within the site. These examples are located in the zones as Zone 1a, Zone 2b and the edge of Zone 2a facing 'Kaplıca caddesi' where the commercial function on ground floors is available. The residential function has been continued in the areas where the sections are mainly residential as Zone 2a, Zone 3a and Zone 3b.

Table 58 Analysis of Functional Changes in Restorations

Functional Alterations		
No Of Example	**Before The Impl.**	**After The Impl.**
RE 1	Residential	Residential
RE 2	Residential	Residential+ Commercial
RE 3	Residential+ Commercial	Residential+ Commercial
RE 4	Residential+ Commercial	Residential+ Commercial
RE 5	Residential	Residential+ Commercial
RE 6	Residential	Residential
RE 7	Residential+ Commercial	Residential+ Commercial
RE 8	Residential	Residential+ Commercial
RE 9	Residential	Residential
RE 10	Residential	Residential
RE 11	Residential	Residential

Changes in Mass Characteristics

The preservation groups were effective in the changes of mass characteristics of 'restorations'. In the second group implementations, as in the examples RE 1, RE 4, RE 5 and RE 6; the mass characteristics were almost preserved. The second group implementations were defined as buildings that had to be preserved keeping the main the mass and main scheme of the facade. In examples RE 4 and RE 5, there is not any change both in the building height and building area in comparison to the state before the implementation. In examples RE 1 and RE 6, there is not any change in the building height but the building area is slightly altered by shaping the building into a more compact rectangular form instead of the L shape in the state before the implementation. In examples RE 2 and RE 3 that are fourth and third group examples, consequently; the changes in the mass characteristics were changed related to the alterations in the building heights. As the third and fourth group implementations were defined in the legal frame, that could be subjected to changes in the mass, the

examples were designed according to this criteria. In example RE 3, the building area was preserved but the building height was increased from two and a half stories to three stories, while in example RE 2 the two separate building area were taken as one and the building height was increased to three stories from one and two stories in the state before the implementation.

Changes In Sqm

In the table the changes in the total sqm of the restored buildings are given. The changes in the sqm of the restored buildings show variations as examples RE 1, RE 5 and RE 6. In the examples there is not almost any change as 2% in the comparison of the two states, while in the other three examples there is a major difference as 25% - 75%.

The difference in the total sqm is related to the preservation groups that direct the implementation process. The examples RE 2 and RE 3 are in the classification of fourth and third preservation groups that enable the alterations in the while for the second group buildings the alteration in the building scale is not permitted.

The changes in the sqm of the three buildings are due to different factors. For examples RE 3 and RE 4, the increase is due to the new provided basement floor while for example RE 2 the increase is due to the additional floors including the basement.

Table 59 Analysis of Changes in Sqm in Restorations

Changes In Sqm			
No Of Example	**Before The Impl.**	**After The Impl.**	**%**
RE 1	218	213	-2
RE 2	135	237	+75
RE 3	199	247	+25
RE 4	258	378	+46
RE 5	247	247	-
RE 6	267	270	+1

Changes in Number of Units

The changes in the number of units occurred after the implementation in the restored examples, is in the form of increase except example RE 4. (Table 60).The increase is mainly due to the new provided design as apartments. Besides the increase in the number of units, there is also the new provision of shops on ground floors . The increase in the number of shops is valid in the examples RE 2, RE 3 and RE 5. In examples RE 1 and RE 6, the number of units is increased from one unit to two that were only designed for residential purpose. The example RE 2 is different from the other examples; as in the state before the implementation, there were two separate buildings while in the recent state, it was designed as a single building with two shops. In the examples RE 4 and RE 5, the number of units was preserved with an important alteration example RE 4. In example RE 4 , the number of units was preserved but the shop in the state before the implementation was only occupying a single space that was altered to a complete ground floor space .

Table 60 Changes in Number of Units

Example Number	Number Of Units Before the Implementation	Number Of Units After the Implementation
RE 1	1	2
RE 2	2	2 + 2 Shops
RE 3	1 + 1 Shop	2 + 2 Shops
RE 4	2 + 1 Shop	2 + 1 Shop
RE 5	2	2 + 1 Shop
RE 6	1	2

Changes in Number Of Spaces

The changes in the number of spaces show variations as in the form of increase or decrease related to different reasons (Table 61). In Example RE 1, RE 3 RE 4 and RE 6; there is a decrease in the number of rooms in the comparison of the states before and after the implementation. The decrease in RE 4 is the result of the huge shop area on ground floor where as in the other examples the decrease is related with the abolishment of the mezzanine floor in the state before the implementation. The two and a half storied buildings with mezzanine floor is a common characteristic in the study area and the abolishment of these floors are not only loses from the traditional building stock but also not providing any extra benefit. All the implemented examples were designed with basement floors that were utilized as storages , but the storage spaces are only a new item for examples RE 2 and RE 5 as the other example had storages before the implementation.

Table 61 Changes in Number of Spaces

Example Number	No Of Spaces Before the Impl.	No Of Spaces After the Impl.
RE 1	8 Rooms+2 Storages	6 Rooms+2 Storages
RE 2	6 Rooms	13 Rooms+3 Storages
RE 3	7 Rooms+2 Storages	6 Rooms+3 Storages
RE 4	9 Rooms+1 Storage	4 Rooms+2 Storages
RE 5	8 Rooms	11 Rooms
RE 6	8 Rooms+2 Storages	7 Rooms+3 Storages

Changes in Number Of Service Spaces

There is a considerable increase in the number of service spaces in the comparison of the two states before and after the implementation (Table 62). Except example RE 3, all the other examples had kitchen in the former state. The examples RE 3 and RE 4 and RE 6 did not have bath and the examples RE 3 and RE 6 did not have WC. In the state after the implementation , all examples have both of three space but the provided spaces can not have adequate light and ventilation.

Economic and Cultural Level of the In habitants

All the eleven 'restoration' implementations were conducted by the owners. The owners are usually old habitants of the study area but there are also examples from the new comers as in the examples of RE 7 and RE 10. The economic level of the habitants are generally high and in the provided new units they are usually living with their close relatives. But there are also examples where the new provided units are given for rent. The cultural level of the inhabitants in the 'restored' examples are generally high.

Table 62 Changes in Number of Service spaces

(data related to the state before the implementation provided from Sercan YILDIRIM; 1986: p. 124)

Example Number	Service Space	Number Of Spaces Before The Impl.	Number Of Spaces After The Impl.
RE 1	Kitchen	2	2
	Bathroom	1	4
	Wc	2	2
RE 2	Kitchen	1	3
	Bathroom	1	3
	Wc	1	3
RE 3	Kitchen	-	2
	Bathroom	-	2
	Wc	-	2
RE 4	Kitchen	4	2
	Bathroom	-	2
	Wc	4	2
RE 5	Kitchen	4	4
	Bathroom	4	4
	Wc	2	2
RE 6	Kitchen	1	2
	Bathroom	-	2
	Wc	-	2

Evaluation of 'Restorations'

The implemented 'restorations' in the study area, have to be evaluated first within the legal frame as the preservation groups defined and governed the implementation process. In the first group example the building was preserved as it was not subjecting to any alterations in the plan and facade organization. While in the second group examples, the plan type was totally altered and reconstructed by R/ C skeleton keeping the facade characteristics. This attitude only results with the formation of a building type neither traditional nor contemporary. The buildings carry traditional features as the projections, architectural elements and ornamentations. But these features become just imitations on a contemporary building. In the third and fourth group examples, the final results did not have any relation with the state before the implementation either in the facade or in the plan. The mass and architectural characteristics of the buildings were transformed into a complete different design again with traditional features on facades as imitations. If the second group examples are defined as replicas, the third and fourth group examples are new design.

The implemented 'restorations' also affect the site and building characteristics by the introduction of a completely new building type that are discussed in the section Zoning of the related building characteristics. Except the first group implementation whre the implementation process is strictly defined as in the form of minor repair in the legal frame, all examples can be evaluated as the losses from the traditional building stock . And this loss is a really important aspect for the characteristics of the study area.

CHAPTER VI

ANALYSIS AND EVALUATION OF ALTERATIONS OCCURED IN THE REGISTERED BUILDINGS IN COMPARISON TO 1984

The registered residential buildings located in the study area have not been subjected to any definitions or any specifications considering the preservation both in the Transition Period and the Conservation Plan. The number of 99 buildings which were registered in the Transition Period, was increased to 119 by the additional registrations in the Conservation Plan. Two stages define the legal statue 'registration' and the interventions to the buildings are directed in the case of a comprehensive intervention as 'restoration'.

6.1 Physical Alterations

6.1.1 Structural conditions

Structural Condition in 1984

The problems in the structural condition of the buildings have been analyzed under four headings as:

-Problems within the structural system
-Material problems of timber elements and plasters
-Problems related with the roof

After the definition, The main problem in the structural condition of the buildings in the study area has been defined as material problems rather than problems in the structural system. The decay of timber elements, especially utilized in the

structural systems, is a common problem. Humidity has also been defined as a general problem resulting from rising damp and surface water.

The problems within the structural system were defined as the saffing floor and inclinations on the walls. The material problems of timber were detected from the falling parts, holes and deformation. The problems in the plaster were defined cracks and falling parts.

In the combination of these, the structural condition of the buildings were defined as: (Sercan YILDIRIM; 1986: p. 110)

Good -needs no repair: The main structural, system has no Problem, the timber material shows no decay, the plasters have no cracks or fallen parts, white wash have no cracks and no moisture problem exists.

Needs minor repair: The main structure system has no problem, the timber material have some problems, but visually not very serious, plaster have some little cracks.

Needs major repair; The main structural elements have problems, timber material has decayed and its condition is very bad, plasters have cracks and have fallen, white wash have no cracks moisture problem is very important and it is coming from roof or rises from ground dilapidated. The main structural system has collapsed, timber material

The distribution of the buildings according to their structural conditions are covered in Table 63.

Table 63 Structural Conditions İn 1984

(Sercan YILDIRIM; 1986: p. 111)

Structural Condition Of Building In 1984		
Condition	No Of Buildings	%
Good	35	17
Needs Minor Repair	96	48
Needs Major Repair	57	29
Dilapidated	12	6
Total	200	100

According to the results of the distribution of the buildings according to their structural conditions, 121 buildings were in the category of 'Good' and 'Needs minor repair' with a percentage of 65% showing the general condition of the buildings.

Structural Condition in 1995

The survey carried out in 1995, have been directed with the same definitions of 1984 and according to the carried out survey the problems in the structural condition are grouped in almost the same groups as:

Problems in the structural system: are grouped in deformations in the horizontal and vertical, especially observed in the projections and exterior walls. The other problem in the structural system is the 'bending', commonly observed on first floors and on the projections. The problems in the roof structure are also common considering the study area.

Material problems: are majorly concentrated on the decay and discoloration of the timber elements. The reason for the decay is the surface water and the sun. The problems on the plaster layer are again in the form of cracks and loss of plaster layer, together with the utilization of cement plaster.

STATE IN 1984

LEGEND

STRUCTURAL CONDITIONS	
	GOOD
	NEEDS MINOR REPAIR
	NEEDS MAJOR REPAIR
	DILAPIDATED

STATE IN 1995

LEGEND

STRUCTURAL CONDITIONS	
	GOOD
	NEEDS MINOR REPAIR
	NEEDS MAJOR REPAIR
	DILAPIDATED
	SHOWS THE 'RESTORED' BUILDINGS

The distribution of the buildings according to the structural condition is as follows (The 'restored' buildings are excluded) (Table 64)

Table 64 Structural Conditon in 1995

Structural Condition In 1995		
Condition	No. Of Buildings	%
Good	10	11
Needs Minor Repair	44	50
Needs Major Repair	27	31
Dilapidated	7	8
Total	88	

The changes in the structural condition of buildings compared to 1984, depend on the repair and maintenance factor held by the inhabitants. The distribution of the changes are as follow, considering the registered buildings which have been evaluated in 1984.

Table 65 Change in the Structural Conditions

Structural Condition In 1984	No. Of Buildings	Structural Condition In 1995	No. Of Buildings
Good	8	Good	8
Needs Minor Repair	29	Needs Minor Repair	29
Needs Major Repair	17	Needs Major Repair	17
Dilapidated	4	Dilapidated	4
Good	9	Needs Minor Repair	9
Needs Minor Repair	13	Needs Major Repair	13
Needs Major Repair	3	Dilapidated	3
Needs Minor Repair	4	Good	4
Needs Major Repair	5	Needs Minor Repair	5
Total	88	Total	88

6.1.2. Interventions

The interventions were analyzed under the heading of 'Alterations' in 1984. According to the analysis, it has been found out that, alterations are grouped as (Sercan Yıldırım; 1986: p.102)

Alteration of traditional elements as a result of the repairs; considering the quality of the repair as preserving the traditional characteristics.

Alterations in the form of additions, as addition of spaces, elements and divisions.

Change of plaster.

The survey carried out in 1995 is focused on the interventions, considering the repair and maintenance factors. The survey is directed to cover the attitudes of the habitants and the quality of the interventions.

According to the analysis, it has been found out that, the interventions are grouped as

- Structural repair
-Material repair
-Maintenance

6.1.3. Sanitary Conditions

In 1984, the sanitary facilities are analyzed from the point of the kitchens, bath rooms, wcs, considering the existence of ventilation and water of these spaces (Sercan Yıldırım; 1986: p.122)

It has been found out that the kitchens were generally formed by the division of the spaces or by additions. The bathrooms were not existing in most of the traditional building and the existing ones were formed by division and addition of the spaces, 'gusulhane' was not a common element in the study area. The wc's were generally located inside the buildings, also there were examples that wwere located in the garden.

The condition of service spaces were analyzed according to water and ventilation and have been grouped as;

Good: All spaces are present and they have both ventilation and water.

Medium: All spaces are present but water and ventilation do not exist in some

Bad: Some of the spaces don't exist and if they exist they have water and ventilation problem.

The distribution of the buildings according to sanitary conditions is indicated in Table 66.

Table 66 Sanitary conditions in 1984

Sanitary Conditions		
Condition	No. Of Families	%
Good	13	6
Medium	26	11
Bad	183	83
Total	222	100

The carried out survey in 1995, has been directed according to the defined classifications. It has been found out that there is a rehabilitation in the sanitary conditions as

Table 67 Sanitary conditions in 1995

Sanitary Conditions		
Condition	No. Of Families	%
Good	16	23
Medium	29	43
Bad	23	34
Total	68	100

These results depend on two factors. The registered buildings majorly consist of the buildings, from the category of 'Good' and 'Medium'. Besides this the interventions in the plan organizations in the registered buildings are in the form of addition and rehabilitation of service spaces. The new organized spaces are organized by the division of spaces or additional spaces on the ground floor. The material utilization of these spaces are modern materials in general but the adequate ventilation has not provided in some.

6.2.Alterations in the Economic and Social Structure

6.2.1.Family Residence Relationship

The family residence relationship in 1984 were analyzed considering the family size, density and ownership. It has been found out that the family size, is generally consisting of, 2-3 members and the buildings, are used at low density. In the ownership pattern, the ratio of owners is fairly high. The distribution of the ownership pattern is indicated in Table 68. (Sercan Yıldırım; 1986: p.115)

Table 68 Family-Residence Relationship in 1984

Ownership		
Family Status	No. Of Families	%
Landowner	193	79
Tenants	98	22
Relatives Not Paying Rent	1	-
Total	222	100

The family-residence relationship in 1995 is as follows:

Table 69 Family-Residence Relationship in 1984

Ownership		
Family Status	No. Of Families	%
Owner	44	50
Tenants	21	25
Relatives	2	2.5
Owner+Relatives	1	1
Owner+Tenants	6	5
Unoccupied+Tenants	12	14
Unoccupied	12	14
Total	88	100

The ratio of ownership is again fairly high as %56. The decrease in the ownership is the result of the, limited survey including only the traditional buildings that are registered. The owners consist of the old habitants living in the residences for above twenty years. The changes in the ownership pattern are in the form of changes of owners to tenants and tenants to owner. As old people leaving their houses and new comers buy houses in the area, causing a change in the existing pattern

STATE IN 1984

LEGEND

FAMILY RESIDENCE RELATIONSHIP	OWNER
	TENANTS
	OWNER & TENANTS

STATE IN 1995

LEGEND

FAMILY RESIDENCE RELATIONSHIP	OWNER	UNOCCUPIED
	TENANTS	
	RELATIVES NOT PAYING RENT	
	OWNER & TENANTS	
	OWNER & RELATIVES NOT PAYING RENT	
	UNOCCUPIED & TENANTS	

The changes in the ownership pattern is as follows;

Five examples from owner to tenants

Four examples from tenants to owners

One example from owner to owner to owner and tenants

6.2.2.Economic and cultural level

Habitants consist of generally low income groups. The condition is still valid in 1995, with the exception of middle class and high income groups in the 'restored' buildings. There are also people from the middle class level that have been coming to the area in the recent years.

CHAPTER 7

CONCLUSION -GENERAL CRITISM AND EVALUATION OF THE TRANSFORMATION PROCESSS

7.1. Evaluation of the Legal and Administrative frame

7.1.1 Preservation Attitudes in Site Scale

The preservation in site scale has begun to be considered starting from 1975's which is a short period to establish the required mechanisms .The preservation of the sites, could not be conducted as a whole due to the legal frame and administrative aspects. The preservation process of the historic sites are defined by the council and preservation process of the historic, urban, natural and archaeological sites have been conducted by different mechanisms, as Ministry of Culture, Ministry of Tourism, Ministry of Construction, Ministry of Defense, Ministry of Agriculture and other organizations as 'Vakıflar Genel Müdürlüğü' and 'Karayolları Genel Müdürlüğü', the municipalities and by the individuals . The organization of the different mechanisms results with the disintegration and the decisions do not contribute with the living structure of the traditional settings .

The problems are valid also for the study area both for the Transition Period and Conservation Plan Period . In the Transition Period Plan of Bursa with the Decree No10888 (13.1. 1979) the study area has been designated as a historical urban site and registrations both for the monumental and residential buildings in addition to the registration of monumental trees as natural property were provided Together with the registration process, during the Transition Plan Period the decisions were directed and proposed majorly in the general land use pattern and architectural organization of the new constructions. The proposals for the preservation and conservation of the

traditional texture was not considered except the accentuation in the section of 'Yahşibey caddesi' to be preserved as it is. For the Transition Period it is not usual to expect comprehensive solutions for the preservation as Transition Period decisions propose temporary solutions until the Conservation Plan is prepared. And the implementations occurred during the Transition period has to be evaluated within this frame. In the Transition Period the study area has not been subjected to major changes as in the other examples where the Transition Period decisions have been utilized as a master plan for the new constructions that disturb the traditional texture (19) . The physical changes occurred in the area during the are the constructions in the form of 'restorations' and new buildings. The 'restorations' are related to a completely different mechanism where the process has been directed and controlled at building scale while for the new buildings the building regulations of Transition Period Plan that define the general architectural characteristics have become effective

.

In the Conservation Plan of Muradiye with Decree No 1730 (4.5.1991), the study area has been included in the boundaries of the Plan. The plan as being a physical plan has been oriented to direct proposals in the physical structure of the area. New registrations of cultural and natural properties have been included in the Plan but the registrations or the other buildings were not grouped and classified as in the Conservation Plans of 'Antalya' and 'Kayseri' (20). In the Conservation Plan of Antalya, for the registered buildings, a secondary classification was provided in addition to the classification according to the preservation groups that propose implementation techniques considering the pattern of the site. In the Conservation Plan of Kayseri some traditional buildings which were not registered has been taken under preservation by the Plan decisions. In the Conservation Plan of Muradiye there is not a similar attitude.. During the Conservation Plan period the study area has been subjected to major changes especially by alterations on building scale. The most important aspect of these changes is the new constructions that the Plan has not foreseen. The buildings with simpler traditional features as construction system, plan and facade organization in comparison to the registered buildings have been affected most from these changes In the Conservation Plan decisions the detailed architectural

characteristics of the new constructions has been given in addition with the defined building masses by the additional 1/500 Plan. But the new constructions in the area constructed during the Conservation Plan have been majorly implemented by the demolishment of the existing building texture especially from the traditional texture that has not been registered. The other important changes in the study area are the 'restorations' which are less in number in comparison to the new constructions. As the Plan has not proposed any additional implementation techniques within a preservation program for the traditional buildings, the problems of the restorations become related with the preservation attitudes in building scale.

7.1.2. Preservation Attitudes in Building Scale

The preservation attitudes in building scale both in the Transition Period and Conservation Plan were directed under two headings as building regulations for new constructions and registrations. The building regulations are related to the preservation attitudes in site scale while the registration process is related to the general preservation attitudes in building scale.

The preservation in building scale which is related to the registered buildings is another important example of the disintegration in the legal frame . The registered buildings are classified according to their values under the preservation groups throughout the whole country. And the 'restoration' of these buildings were directed according to the defined, limited, implementation requirements not considering the state and problem of the building. Than the registration process has become a passive tool for the preservation . With the Decree No 378 by High Council of Conservation of Cultural and Natural Properties this classification had been abolished. The abolishment of this classification is quite important but the problem of registration is still valid.

In the site some buildings are registered and their legal statue is defined with this registration and all the interventions are directed according to the requirements of

the legal statue. While the other buildings with the similar construction technique, plan scheme and facade organization have subjected to completely different interventions. This case is also valid, in the study area. And the buildings, which are not registered are being subjected to renewal as mentioned in the previous paragraphs.

7.1.3. Problems Related with the Implementation Process

Besides the problems in the preservation approaches both in site scale and building scale, there are also problems related with the implementation process. Illegal implementations regarding the building mass or architectural quality of the building are common in Turkey because of the inadequate control mechanism. Both the 'restoration' and new building implementations are mostly conducted in an illegal way.

In the restorations the unlicensed implementations are conducted in details as seen in the 'restored' example at 'Kayabaşı caddesi', 'II: Murat sokak' where there are alterations in the plan and facade organization as different organization of spaces or elimination of ornamentation's on facade. These kind of unlicensed implementations are mainly related to building characteristics rather than site characteristics.

In the new constructions the unlicensed implementations are conducted in the form of major changes as the provision of additional storey heights, 'çekme kat', different roof structure, facade organization with open projections on street facades, the size of the openings. These kind of unlicensed implementations are valid for examples as CPE 2, CPE 3, CPE 4, CPE 6, CPE 8, CPE 13, CPE 14, and CPE 18. These kind of major changes affect the building characteristics and site characteristics. The additional storey heights çekme kat' and different roof structure affect the physical structure of the area and result with the disintegration of the site and building characteristics. The implementations as facade organization with open projections on street facades and provision of window openings exceeding the required ratio affect

the building characteristics and accelerate the heterogeneity of the existing building pattern

With the inadequate control mechanism, the unlicensed implementation could not be prevented resulting with the formation of other problems. So the physical structure of the study area has become affected with another factor that leads to the modification in an uncontrolled way.

7.2. Evaluation Of The Interventions To The Site Between 1984 - 1995

7.2.1 Evaluation Of The Alterations In The Physical Structure Of The Study Area

Due to the analyses carried out to depict the transformation process between 1984 and 1995, it is necessary to define the alterations in the physical structure of the study are related to the demolishments and new constructions either in the form of 'restorations' or new constructions. The alterations in the physical structure of the study area are grouped to a extent in some specific locations as Zone 1a, 1b, 1e, 2a, 2b but the alterations are valid for the whole area. These alterations have to be evaluated according to their location within the whole site as the zones in the area show different functional and architectural characteristics. For this reason before the general evaluation of the transformation in the physical structure the alterations in the zones have to be evaluated.

The alterations in Zone 1 are in the form of the continuity of the existing alteration pattern. Zone 1 had become the new face of the area starting from 1970's where an earlier transformation before 1984 had been valid with the construction of the contemporary buildings with 4 - 8 stories. In this zone there is a considerable increase in the construction of new buildings with 3 -6 stories between 1984 and 1995. Among 31 buildings constructed during the Transition Period and the Conservation Plan 14 buildings have been constructed or are being constructed in this

zone in 1995. With the increase in the building heights of these new constructions, the new face of the area is accentuated especially in the Zone 1e that is tending to become a part of 'Altıparmak caddesi'. The number of 'restoration's in this zone is only two located in Zone 1b due to the seldom traditional buildings existing in the area. But these restorations are important as they are fourth and second group examples. For the second group at least the mass of the building can be preserved in addition to the general scheme of facade although it is constructed with R/C. For the fourth group example all characteristics of the previous buildings are abolished. The demolishments in the zone are majorly in form of demolishments for new constructions with two demolishments forming empty lots of traditional buildings which are registered because of the structural conditions. The demolishments for the new constructions are 7 as the other constructions were located on empty lots existing in 1984.

The sections in Zone 2 are the areas that have been most affected by the recent transformation occurred between 1984 and 1995. This zone has a composite formation with the existence of traditional buildings and contemporary buildings and there is a balance between these two building types. The physical alterations in this zone affects this balance and changes the zone character to an extent. Among 11 restorations 7 restorations are located in this zone while among 31 new constructions 12 buildings have been constructed or are being constructed within this zone. From these 12 new constructions 11 examples belong to the Conservation Plan period. The new constructions in the area except three were constructed upon the place of traditional buildings studied in 1984. This is an important factor as the texture in this zone is formed by the traditional elements as construction system, plan type, facade organization especially valid for Zone 2b and 2a. The loss in the traditional texture is also increased by the 'restorations'. All 'restorations' in the area except the first group example on 'II. Murat caddesi' and the third group example on 'Alan sokak' are in the second group. This results with the preservation of the general characteristics as mass and facade organization but as these examples were constructed with R/C ; the features of the traditional texture has lost. The demolishments in the area become important as they are all in the form of demolishments forming empty lots of

traditional buildings that are registered especially on 'Kayabaşı sokak' and 'Alan sokağı' disturb the street pattern. The demolishment of the silk factory at the junction of 'Yeni sokak' and 'Çarklı Değirmen sokak' is important as the silk factories have an important role in the history of Muradiye and with this loss one of the important evidence of the history has been lost. The open space designed as a kindergarten is related to the previous silk factory structure in no way. The street pattern is also disturbed with the new constructions that are inharmonious considering the mass properties as in the examples located in Zone 2a, 2c and 2e. In these zones the building - lot relation is disturbed by construction upon previous more than one building lot resulting with large scale buildings contrary to the environment.

The alterations in Zone 3 are limited in comparison to the other two zones. There are 5 new constructions among 31 and 1 restoration among 11. In the evaluation of the alterations in Zone 3, the characteristics of this zone should be considered as it is the most preserved section in the study area with rich architectural features. Different features become important in the third zone as in Zone 3a. There are no implementations in Zone 3a but the demolishment forming empty lots of registered buildings due to the structural condition forms a problem. The demolishment of the buildings with rich and articulate architectural features disturb the continuity and richness in the street pattern this section. There is also a minor alteration in the structural condition of the buildings located in this zone due to the size of the buildings and economic level of the inhabitants. Zone 3b is much more affected from the implementations, there are three constructions in the area with one restoration. The new constructions although do not form a contrary feature considering the mass characteristics but the facade organization and material utilization interrupts the continuity. For Zone 3c the new constructions do not form any problems as they are in harmony with the environment considering the mass characteristics, facade organization and material utilization but as these examples were constructed upon the place of traditional buildings , the loss in the traditional features is also valid.

The general transformation in the physical structure of the study area is especially related with the implementations which has speeded up especially after the Conservation Plan and demolishments. The implementations affect the existing characteristics in terms of silhoutte and building typology by the demolishment of the buildings that result with the begin in the loss of physical characteristics ,as the scale, street characteristics that forms an integrated pattern. The study area which carries the characteristics of a traditional residential area is preserving its physical characteristics to a great extent but has also started to be modified in some sections. This modification is important as it stresses and accentuates the difference between the traditional and contemporary characteristics existing within the site. For the regions where the recent transformation has been valid, there is a continuity and with this continuity these areas have started to become the parts of the new part of the city rather than being a part of historical environment that has been subjected to alterations. For the regions where there is a balance between the traditional and contemporary characteristics the implementations become important as they define the future balance either traditional or contemporary. For the regions where exists a preserved pattern, the demolishments affect the characteristics rather than the implementations. By the demolishments the physical character forming an integrated pattern starts to be modified.

7.2.2 Evaluation In The Alterations Of Building Characteristics

The characteristics of buildings located within the study area, have also begun to change between 1984 - 1995. In the classification of the building characteristics in 1984, there are four basic classifications in the residential pattern (See Appendix).

In 1995 the classification of the residential building characteristics were evaluated under two main groups as contemporary and traditional with subgroups of these two main groups.

The contemporary buildings are divided into two, one being linked with the former transformation of the area. The other aspect is a completely new building type that has been formed with the new constructions during the Conservation Plan period. These new buildings are distinguished by their 4 storied heights, projecting eaves, closed projections, opening sizes similiar to traditional buildings. The characteristics of these buildings are variable, being in harmony or contrary to the environment considering the mass, facade organization, material utilization. The new buildings buildings affect the site and building characteristics. The important aspect of the new buildings is the construction type as renewal constructed upon the place of buildings that existed in 1984. The new constructions were built majorly upon the place of traditional buildings and besides this the five examples as CPE 4, CPE 5, CPE 13, CPE 15 and CPE 18 have also built on the place of more than one building lot that disturbed the building lot relation and silhoutte. The mass characteristics of the new buildings also affect the physical structure. The new buildings with four stories are contrary to the existing traditional building characteristics especially located in the inner parts as in the Zone 2 and Zone 3. In addition to this, the facade lengths of the new buildings are generally large and contrary to the existing building pattern especially for the examples CPE 13 and CPE 15. In an overall evaluation of the mass characteristics of the new buildings there are variable types as contrary buildings due to their large facades and high stories, contrary buildings due to high stories and harmonious buildings that are only a few as examples CPE 19 and CPE 20. In the evaluation of the mass characteristics some buildings are defined as not contrary but also not harmonious. This definition is mainly related with the aspects that are described in the general evaluation of the alterations in the physical structure of the study area. The new buildings, with their projections, window ratios, try to contribute to the environment. But they are just becoming a rough copies of the traditional buildings. The important aspect in this building type is their becoming a common building type that affects the pattern and characteristics of the environment. There is also a limitation of the architectural characteristics of the new buildings. Everything is pre-determined and there is no way for design and evaluate.

The traditional building characteristics and their contribution to the environment has been modified by the introduction of another implementation type as 'restoration's. The implemented 'restorations' do not show major differentiation from the new buildings. They were constructed with R/C and all the traditional features have been demolished as plan type and organization of spaces, architectural elements, ornamentation and material and details. The implemented 'restorations' can only be differentiated from the new buildings by their mass, facade, elements as the window and door types, elements provided for ornamentation as the 'silme', 'buttresses'. These elements are just imitations and the 'restored' buildings become just replicas.

The traditional buildings that have not been subjected to implementations form another group. Within this group there are registered buildings that can be a part of 'restorations' or buildings with traditional features that can be a part of 'new buildings' in the future transformation. The traditional buildings that are registered have problems due to structural condition and density. The structural condition of the buildings are generally in good condition while for the buildings that have structural failure urgent structural interventions are necessary. Considering the number of buildings that have been demolished due to structural failure between 1984 and 1995, and their affects in the transformation process, the necessity for the structural interventions in the form of major repair is obvious. Problems related with density is again affecting the structural condition. The buildings in the area are being utilized below their capacity or not utilized that brings the problem of lack of maintenance and repair.

The monumental buildings in the area have not been subjected to major alterations except 'Humayun' silk factory complex. The factory complex which was in use in 1984 is out of use that brings similar problems with traditional buildings that are being utilized below their capacity. Some parts of the complex have serious structural and material problems whereas they had only material problems in 1984. (22)

7.2.2 Evaluation Of The Changes In Functional Characteristics Between 1984 - 1995

There is no distinct functional alterations in the study area but the continuity of the functional characteristics. The area preserves its characteristics as being a residential area with commercial function on specific sections. These characteristics are accentuated by the new constructions especially on sections Zone 1a, 1d and 1e. The only alteration in the function is in the form of increase in the commercial function especially around 'Bozkurt caddesi' that is closely related with 'Altıparmak caddesi'. The same type of alteration is also seen at the begining of 'Yahşibey caddesi' connecting with 'Kaplıca caddesi'. These alterations may result of the introduction of commercial function along 'Yahşibey caddesi' as it is near to the commercial area 'Altıparmak caddesi'.

7.3. Evaluation Of The Changes In The Economic And Social Structure Between 1984 - 1995

7.3.1 Economic And Cultural Level

The economic and social structure have not been subjected to major changes between 1984 and 1995. The close relations and neighborhood are still valid in the study area. But as the habitants are usually over 50 years old , some begin to leave their houses for living with their children. With the introduction of the new buildings and 'restoration's' high income people has also begun to settle in the area due to the increasing popularity of the site. The site is a whole with its physical and social structure and the preservation of this whole should be primarily considered. The cultural level of the new habitants is generally high, compared to the old habitants. The new habitants settle in the area because of its location and connection to the city centers.

Preservation consciousness

Most of the habitants are reluctant to repair and restore their dwellings, but this reluctance is prevented by the economic level of the habitants. So the need of a detailed conservation program, including the finance problems is obvious.

7.4. Future Transformation of the Study Area

According to the analysis and evaluations of the transformation process in Bursa - Muradiye district, between 1984 and 1995, the future transformation of the area can be depicted. The area tends to transform in the physical and social terms according to rant speculates. In the physical structure the new constructions will be the basic tools for alterations that has already become a common building type. This will affect first, the physical structure of the traditional texture as the trend is of new construction by demolishment of traditional buildings that are not registered. Secondly the contemporary buildings that belong to the former transformation process will be affected due to the location of the site within the city. The 'restorations' will be the second tool for alteration due to the aspects of rant speculates. With the increase in the new constructions and popularity of the area the traditional registered buildings will be restored by the new owners starting from the large scale buildings.. The alterations in the physical structure will also affect the social structure as with the rant speculates, the householders and the tenants will be from a higher economic level.

All these future alterations will change the general pattern of the site. For an efficient transformation, the guidelines have been stated as follows considering the legal and administrative frame, architectural aspects and social and economic structure. As the provision of a complete Preservation Process is really difficult in Turkey, the proposed guidelines have been prepared according to the existing conditions.

Due to the problems related to Conservation Plan of Muradiye, a revision of the Plan is necessary. The revision has to cover the points as attitudes in site scale, building scale and an organization scheme.

As a first step survey of the site in smaller scales as 1/500 and 1/200 is necessary to document and evaluate the values of the site. These small scales have to be concentrated on regions as 'Yahşibey caddesi', 'Kayabaşı caddesi', 'Emek sokak', 'Yeni sokak', 'Postçular sokak' and 'Alan sokak' that are grouped in Zone 3.The small scale studies in these sections have to be directed to cover the problems and potentials as infra structure, heating, sanitary conditions, structural condition together with the economic research among the inhabitants. These points form the headings of problems in the existing pattern

.

After the survey and evaluation of the building potentials and problems, a special restoration project for the 'Yahşibey caddesi' has to be prepared. Yahşibey section is the most important section in the preserved pattern where this characteristic has also considered both in the Transition period and the Conservation Plan. The restoration project of Yahşibey has to include the rehabilitation and restoration of the buildings. In this section there are variable building types and problems related with this variation as structural and sanitary condition, material problems. The project has to cover proposals for this different problem type. In this section the houses are utilized by the owners under their capacity that also form a potential for the economic and functional aspect of the project.

For the other sections the principles for the implementation has to be clarified either in the form of repair or renewal. The problems and potentials of the unregistered traditional buildings has to be covered considering their contribution to the environment. The contemporary buildings that belong to the recent transformation process also have to be evaluated considering their problems and potentials in addition to their integration to the site. For the buildings that are decided for renewal, the guidelines for the new constructions should be revised considering the specific locations. Other than these project for the other sections, the principles for the new constructions should be directed with the existing building characteristics. The new construction principles should have variations according to the locations considering the mass, height as in the example of 'Kaplıca caddesi' and 'Kayabaşı caddesi'. The

pattern and silhoutte of the streets give clues for this variation. The strict defined construction principles in the Conservation Plan as the window ratio, projection size, material utilization have to be revised also.

The basic guidelines for the degree of restorations from maintenance to repair should also be prepared considering the functional and architectural characteristics. A control mechanism for the restorations should be provided especially during the implementation. As with Decree No 378 the former implementations under preservation groups were abolished, the need for a control mechanism is essential.

The monumental religous buildings scattered within the site have to be directed by the provision of signs . The periodic repair should be provided for 'Çiçek hatun' and 'Yahşibey tomb' that have serious material problems. Other than the special restoration project covering Yahşibey section, there is a need for a special project for. This factory is a private estate and the special project can be conducted either by the goverment or by the municipality. The project for Humayun Silk fctory complex has to cover the topics as refunctioning and major alterations in the structural conditions.

The architectural aspects become important in the case of implementations. The guidelines and restrictions should be given in a basic form not overwhelming the design. All the proposed implementations have to be evaluated with contribution to the environment. The implementations especially for the facade have to be conducted with the proper material and technique.

For the buildings that have to be rehabilitated registered or unregistered the guidelines of implementations should be covered. The guidelines have to cover the directions and definitions for alteration in the plan scheme, interventions to the facade, structural repair and maintenance. Also these directions have to have flexibility that can be conducted at once by the proposed organization or by the individuals. Besides the guidelines for comprehensive implementations the provision of simple directions

for the minor implementations as maintenance and minor repair is necessary. The provision of these guidelines will prevent the wrong utilization of material and technique that affects the value and structural condition of buildings.

This flexibility has also to cover the implementation techniques for the restorations conducted by the individuals. Besides the present definitions for the restorations valid in the legal frame, the guidelines have to cover the implementation techniques of restorations. As the building characteristics differ in the area forming groups among themselves, the implementation of restorations have to be directed considering these characteristics.

For the guidelines for new constructions, the mass characteristics and silhoutte has to be covered as a the first step. The mass characteristics of the buildings have to be strictly defined . The definitions has to have variations among themselves considering the location of the building. For the preserved sections as 'Kayabaşı caddesi' and 'Postçular aralığı ' the constructions on empty lots have to be designed as apart of the design. The facade organization should not have limitations that results with similar building types. Only features as height of the opening can be included as a proposal.

The preservation of the social context is essential as the preservation process covers all aspects of the site. The majority of the owners contrary to the structure in other historic settings is a potential for the area. With this aspect an economic program can be organized as in Reyhan Project .

The need for a organization in the preservation process is essential and this organization can be provided if there exists a financial source.

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APPENDIX A :SUMMARY OF THE CHARACTERISTICS OF THE SITE IN 1984

THE SITE IN 1984

The master thesis "The Preservation and Rehabilition Project of Bursa-Muradiye" by Sercan Yıldırım is the main source that documents the state of the site in 1984. The data in the thesis was based on the surveys conducted first in May 1983, second March 1984 and third in May 1984 (Sercan YILDIRIM; 1986: p.3).

The general characteristics were explained and a classification of buildings according to their architectural characteristics was presented . Among 462 residences, 180 buildings were evaluated as traditional (Sercan YILDIRIM; 1986: p.30).and studied in detail , together with the silk factories.

i-Enviromental Characteristics

The buildings within the study area were divided into three main groups as

- Residential buildings
- Silk factories
- Religious buildings

The residential buildings were divided into 4 , according to their characteristics as

- Buildings with traditional architectural characteristics.
- Buildings with Republican Period architectural characteristics.
- Buildings without definite architectural characteristics.
- Buildings with contemporary architectural characteristics.

The characteristics of the buildings with Republican Period architectural characteristics were described as facade orders on which rhythmic window order seen as rectangular and brick masonry system on 2-3 storeys located mainly in "Kaplıca caddesi" (Sercan YILDIRIM; 1986: p.29).

The characteristics of the buildings without definite architectural characteristics were explained in terms of facade orders and architectural elements. These buildings construction system is brick masonry or timber skeleton on one or two storey heights, gathered in 'Kışla, Bayır sokak, Bozkurt caddesi, Kocacafer sokak, Ara sokak and Şadırvan çıkmazı'

Buildings with contemporary architectural characteristics in terms of facade arrangement, architectural elements, are constructed with R/F concrete or brick masonry system. These buildings are 3-4-5 storey high gathered in specific areas which was described in the first chapter.

The distribution of these buildings was as follows , among 462 residences , 190 traditional buildings , 96 buildings without definite architectural characteristics and 76 buildings with new construction techniques.

Street characteristics were surveyed considering the street pattern, street elements and transportation. The organic system of the street pattern according to topography in proportion with street widths, squares, pedestian roads with street elements as facade and garden walls, architectural elements, fountains trees have been evaluated as the area preserved most of its textural properties.

The common system of construction of the traditional buildings and silk factories has been found out as timber frame (Sercan YILDIRIM; 1986: p.40).with the basement floors constructed generally with mudbrick with a thickness of usually 70 cm. The infill material in the timber frame system was stated as brick, mudbrick and some wood-lath. The construction system of the buildings without definite

architectural characteristics has been found as brick masonary, and buildings with contemporary architectural characteristics as R/F concrete .

ii-Architectural characteristics

The architectural characteristics of the traditional residences and silk factories have been analyzed..

For the traditional residences in order to achieve a typology, the classifications as the disposition of the traditional residence, traditional Residence heights, facade types, plan types were given.

The disposition of the traditional residence is first made according to location as:

-Houses on the interm lots

-Houses on the corner lots,

Also a secondary classification was provided according to the layout as:

-Houses with garden

-Houses without garden,

After these classifications, houses were divided according to the layout as:

-Direct entrance from the street

-Entrance from the garden

-Entrance both from the street and garden

The distribution of the traditional residence heights, was analysed and it has been found out that the two and a half storeyed houses were in majority. In the two and a half storeyed houses there is the mezzanine floor with one or two rooms entred from the Taşlık by a staircase. The distribution of the storeys in the analysed traditional buildings is as follows:

The found out window ratio is found as 1/1.5 on mezzanine or ground floor, 1/2 on mezzanine on upper floor and 1/3 on upper floor.

In the plan typology before the classification, the spatial organization of the buildings were described considering the existence of a garden and heights. (Figure) The main criteria in the plan typology is the existence of the hall, the plans are analysed as

-Plan types with hall

-Plan types without hall

Plan types without hall: The garden takes the place of the garden. In the narrow corridor which is entered through the courtyard by timber staircases, with the doors of the rooms facing eachother (Sercan YILDIRIM; 1986: p70).There are 4 examples in the study area.

Plan types with hall: This group is divided into two as

-Types with outer hall (122 examples)

-Types with inner hall (47 examples)

The plan types with outher hall were divided among themselves as

a-Outer hall , rooms in row

b-Outer hall , singel side of the hall faced by rooms

c-Outer hall , three sides surrounded by rooms

d-Outer , corner hall

The plan types with inner hall were divided into two according to the number of rooms as

a-Two roomed

b-More than two rooms

After the plan typology the plan elements as living spaces , cupboards , "yüklük", decorated ceiling , "ocak", "gusulhane" , "kiosk" , service spaces were explained.

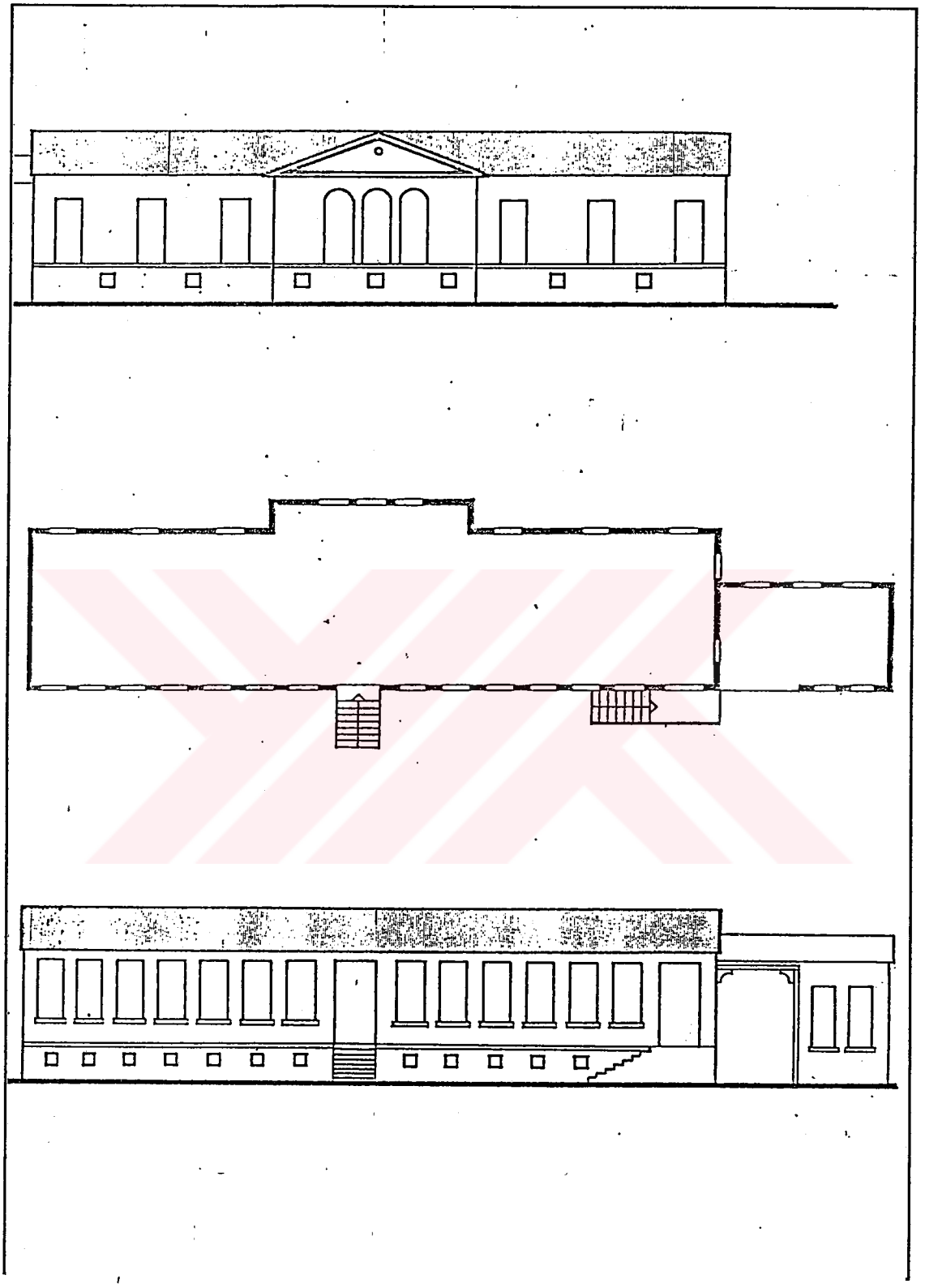


Figure 21 Silk Factory Buildings of Humayun Complex

(Sercan YILDIRIM; 1986 : p.87)

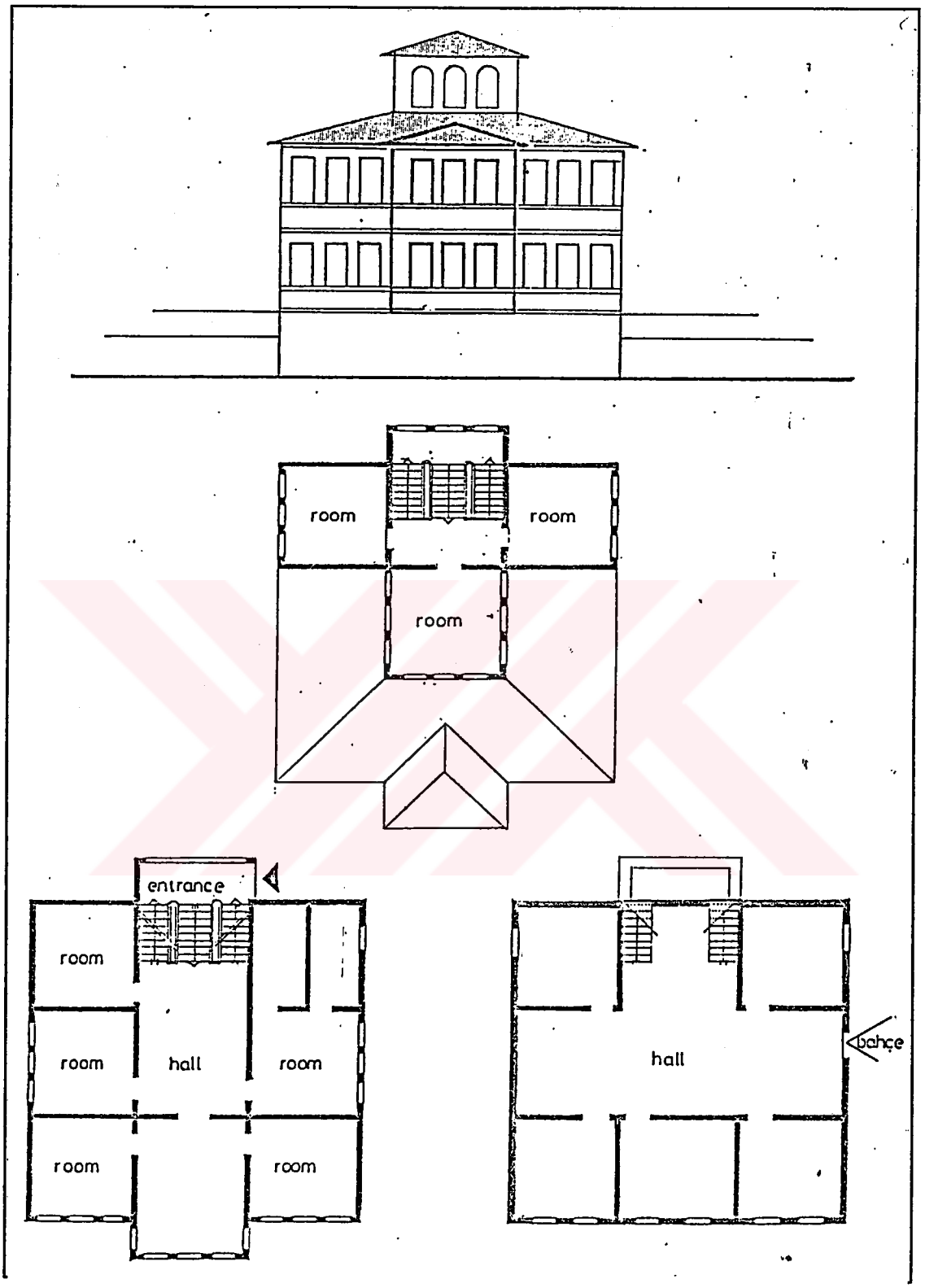


Figure 22 Administration Building of Humayun Complex

(Sercan YILDIRIM; 1986 : p.89)

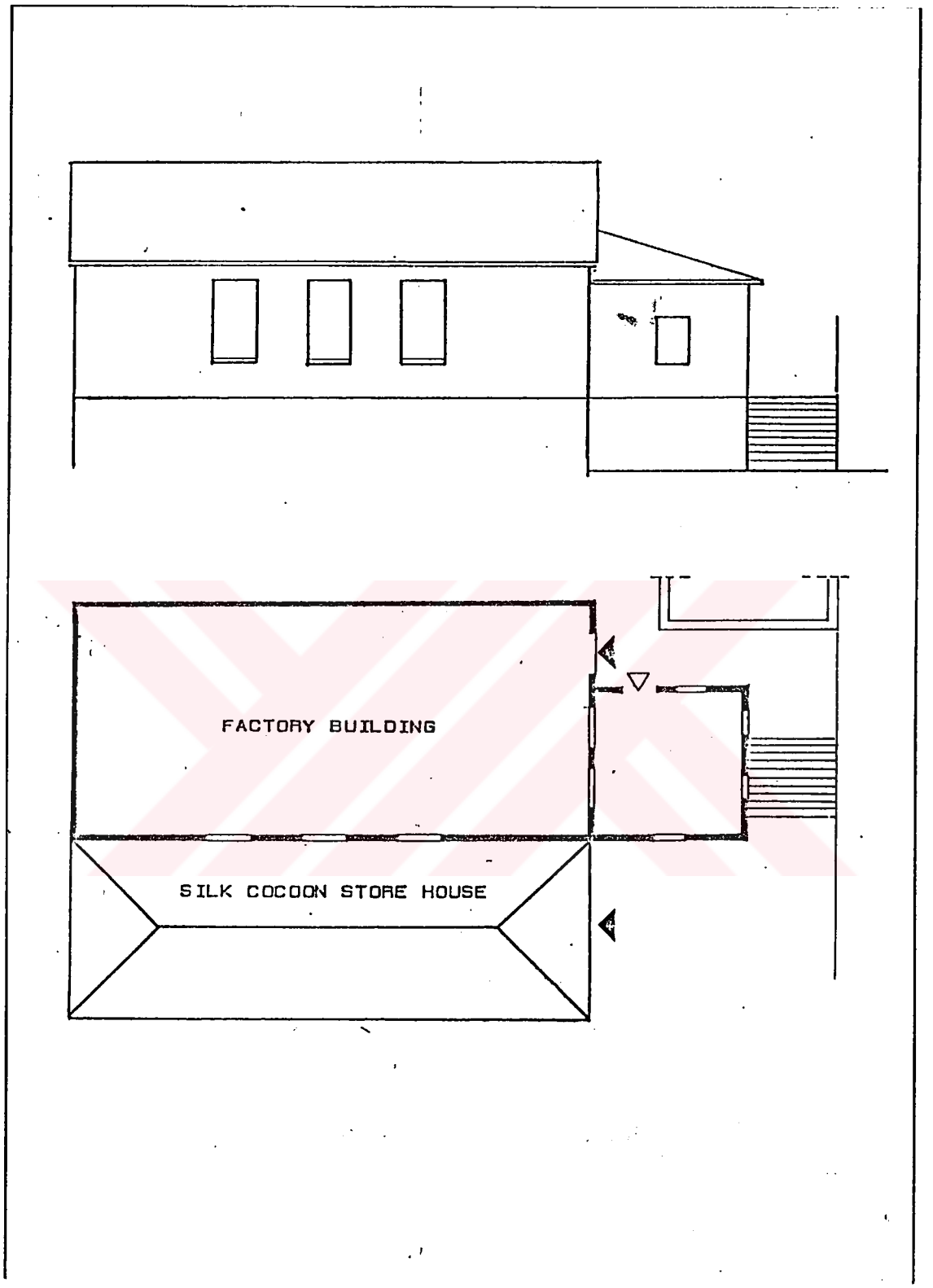


Figure 23 Silk Factory Complex Built After 1862

(Sercan YILDIRIM; 1986 : p.86)

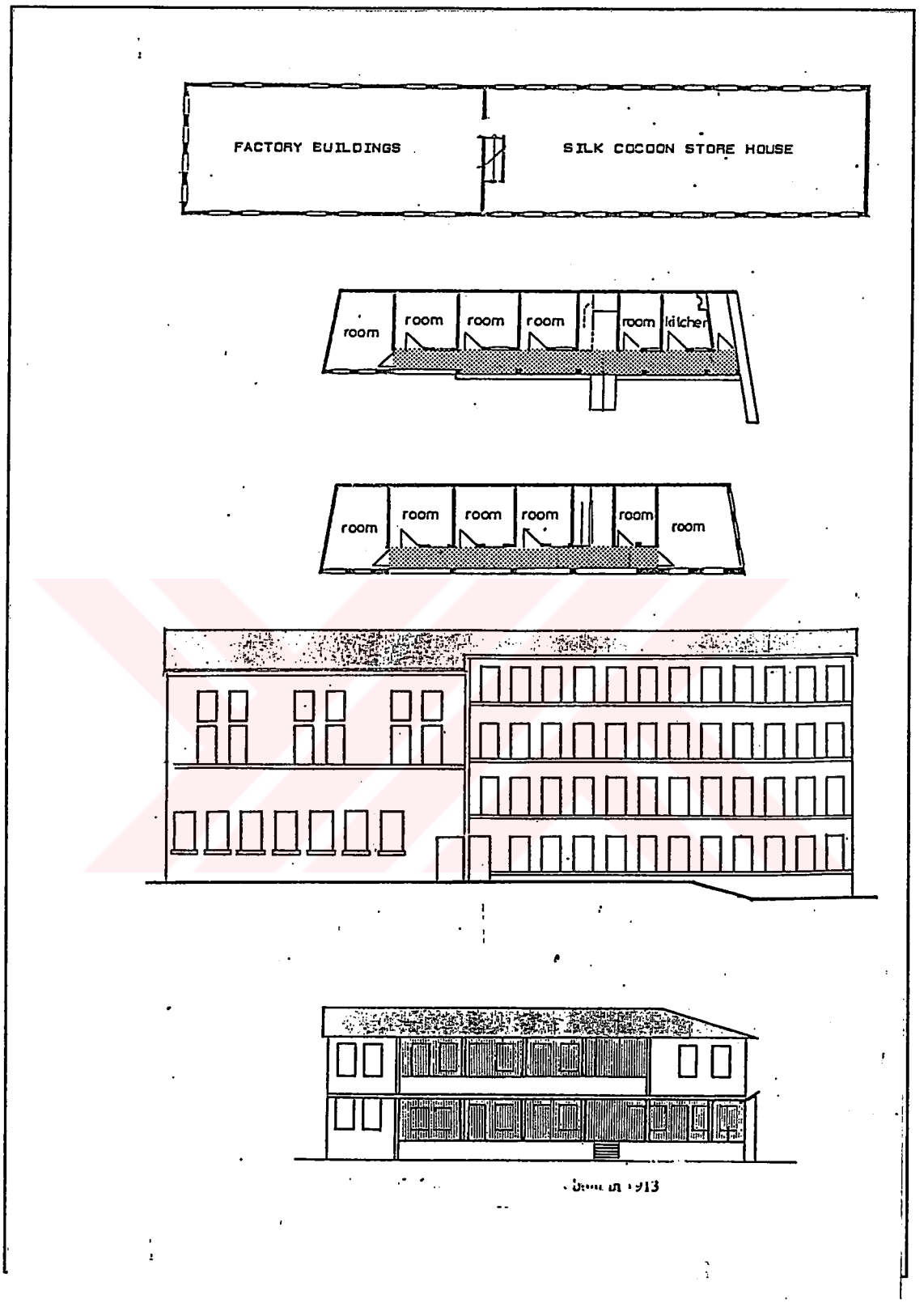


Figure 24 Silk Factory Complex Built in 1913 - The demolished one

(Sercan YILDIRIM; 1986 : p.93)

Figure 25 Plan Typology

(Sercan YILDIRIM; 1986: p. 71)

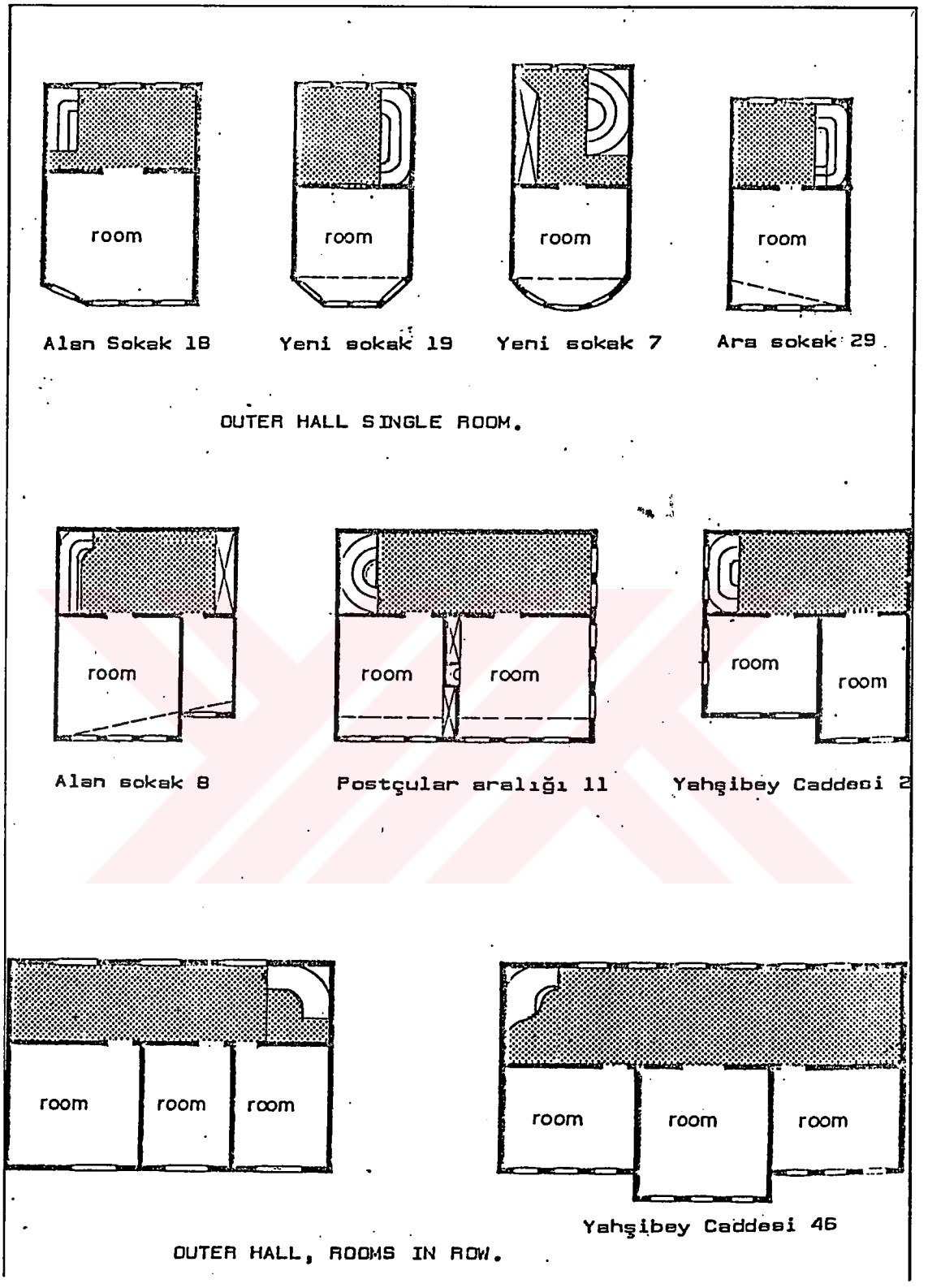
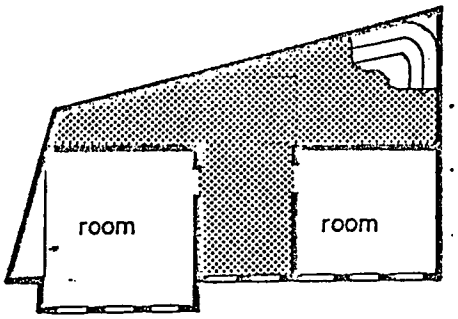
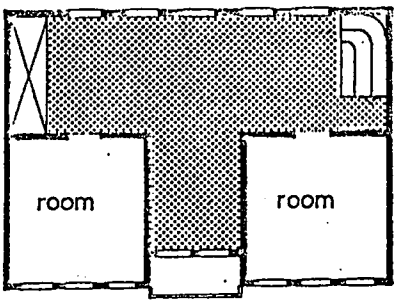


Figure 26 Examples from the Plan Types

(Sercan YILDIRIM; 1986: pp. 76-79)

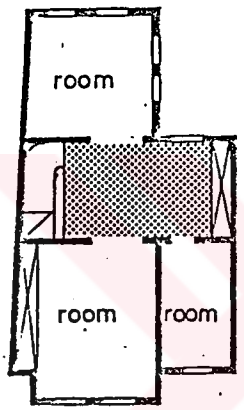


Emek Sokak 3 ve 1

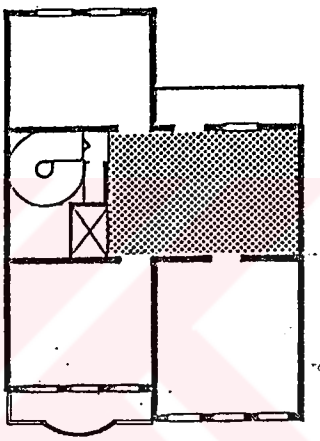


Postçular Aralığı 20

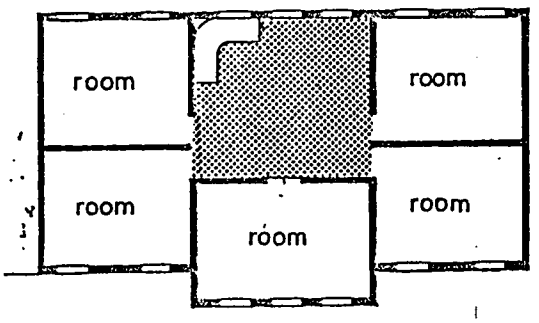
OUTER HALL WITH EYVAN.



Postçular Aralığı 9



OUTER HALL, SINGLE SIDE OF THE FACED BY ROOMS.



II. Murat Sokak 17

OUTER HALL, THREE SIDES SURROUNDED BY ROOMS.

Figure 26 cont.

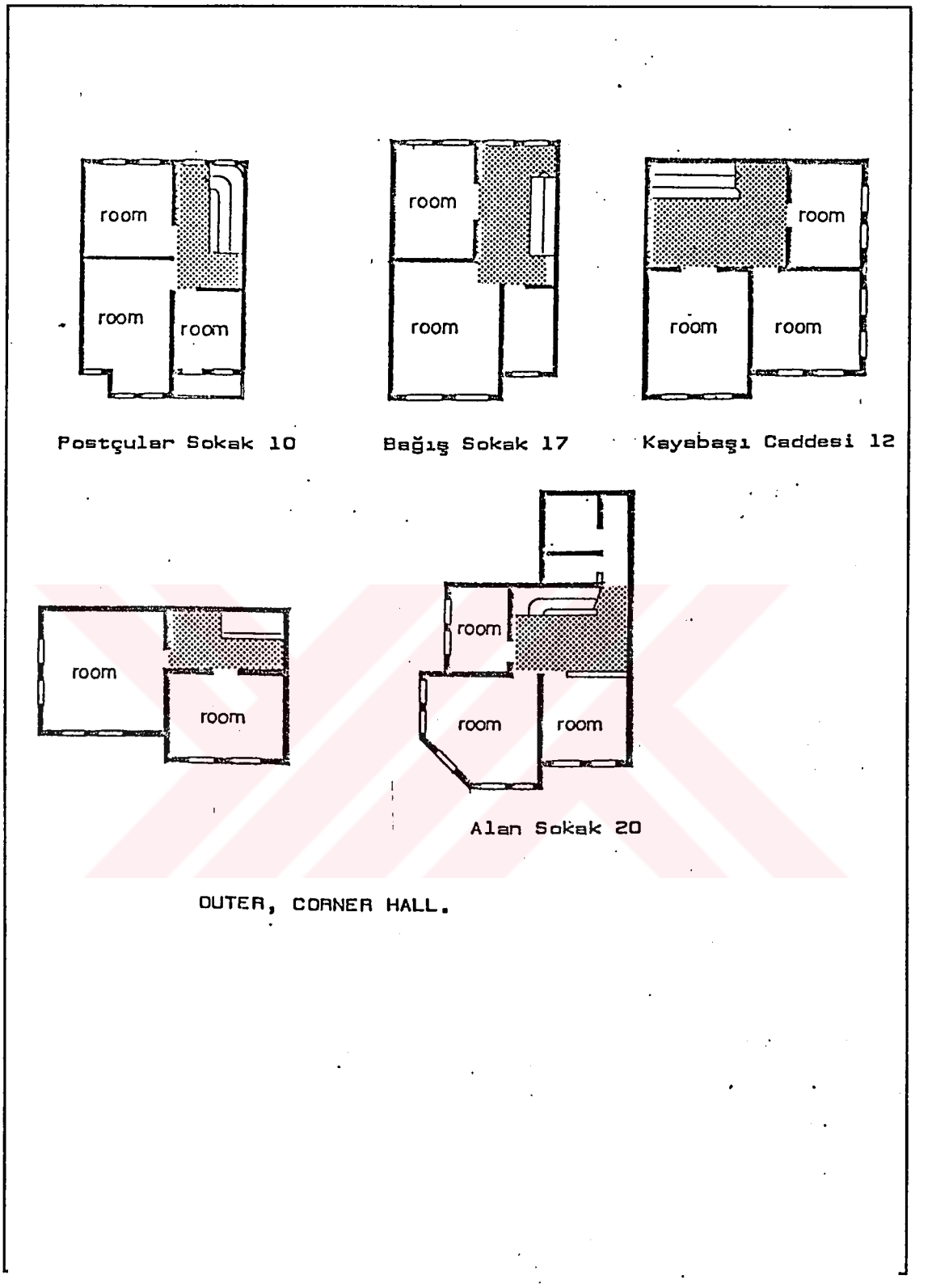
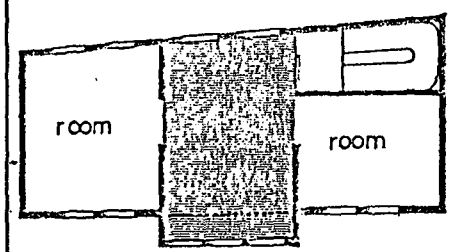
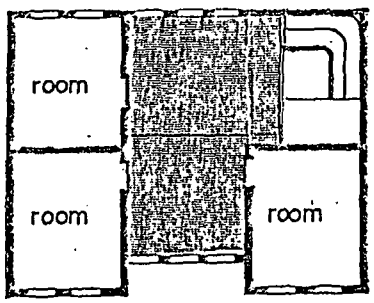


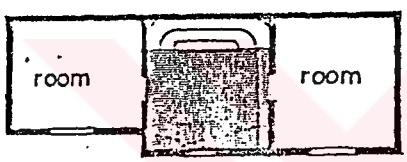
Figure 26 cont.



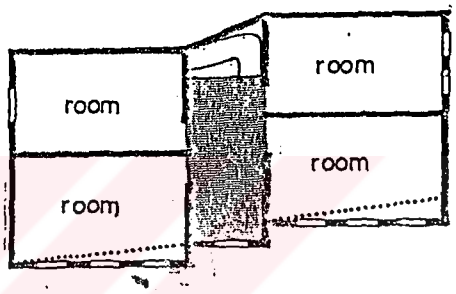
Kayabaşı Caddesi 29



Bağış sokak 11



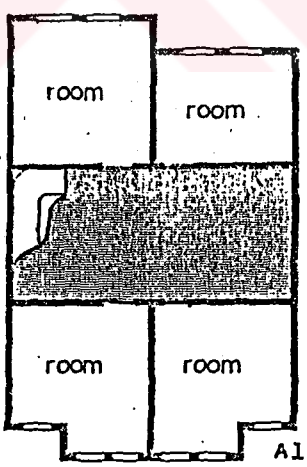
Postçular Aralığı 26



Postçular Sokak 15

Kayabaşı Sokak 28

INNER HALL, TWO ROOMED.



Alan Sokak 28

INNER HALL,
MORE THAN TWO ROOMS.

24

Figure 26 cont.

APPENDIX B TRANSITION PERIOD PLAN DECISIONS OF BURSA

(Due to the inappropriate quality of the document; it is retyped from the original)

Toplantı No. ve Tarihi: 300,12.01.1979 Toplantı yeri:

Karar No. ve Tarihi: 10889,13.01.1979 İ S T A N B U L

Kurulumuzun 08.10.1977 gün ve A-1661 sayılı yazısı ve Kültür Bakanlığının 13.12.1977 gün ve 9850 sayılı yazısı ile Bursa Kenti Tarihi Sit alanları geçit dönemi koruma geliştirme alanı ve hükümlerini hazırlaması istenen imar ve İskan Bakanlığının 1.02.1978 günlü oluru ile oluşturulmuş bulunan çalışma gurubunun öncelikli bir çalışması üzerine ve Kültür Bakanlığının, Bursa Kenti Tarihi Çekirdek ve çevrelerinde yeni Kentsel gereksinimler ile yoğunluğun artması ve bu nedenle bozulma tehlikesi bulunduğunu belirten 7.06.1978 gün ve 440, 5.07.1978 gün ve 5462 sayılı İmar ve İskan ve Yerel Yönetim Bakanlıklarınca Bursa Kenti Nasım İmar Planında korunması gerekli (A) bölgesinde girişilen yoğunluk arttırıcı, yeni ve aykırı yapıların saptanmasını isteyen yazısına dayanılarak Kurulumuzun 13.10.1978 gün ve 10662 sayılı kararı ile Bursa Kenti Tarihi ve Doğal SİT alanları tescil edilmiş ve bu alanlarda 3 ay süre ile inşaat faaliyetlerine izin verilmemiş ve bu zaman süresi içinde Bursa Kenti Tarihi ve Doğal Sit alanları geçit dönemi koruma ve geliştirme planı ve hükümlerinin oluşturulnması ve kurula getirilmesi istenmiş olduğundan adı geçen çalışma gurubu İmar ve İskan, Kültür, Yerel Yönetim Bakanlıkları ve Anıtlar Yüksekler Kurulunun yetkili temsilcilerinin katılması ile Aralık 1978 ayı içinde Bursa Kenti ve çevresinde incelemeler ve Belediye ve İl İmar Müdürlüğü ile temaslar yaparak ve ilgili kuruluşun rapor ve görüşlerini alarak Bursa Kenti Tarihi ve Doğal SİT alanları geçit dönemi koruma ve geliştirme plan ve hükümleri düzenlemesini tamamlamış ve çalışma gurubu yöneticisi Kurulumuz Üyelerinden biri tarafından önerge olarak Kurulumuza getirildiğinden adı geçen plan ve hükümleri, ekleri rapor ve ilgili kuruluş temsilcileri görüşleri ile fotoğraflar incelenmiş ve yapılan müzakeresi sonunda:

Bursa Kentinin SİT olgusunun çeşitli nitelikler taşıyan Doğal ve Arkeolojik ve Tarihi SİT alanlarından oluşan bileşik,karmaşık ve ülke ölçeğinde önemli niteliğe ve

önceliğe sahip olduğuna, Bursa Kentinde çeşitli SİT'lerin kendi içlerinde teker teker taşıdıkları zengin ve anlamlı veriler ötesinde beraberce oluşturdukları Kent imajının, hem simgesel hemde gerçek anlamda vurgulanmasında, bu SİT olgusunun vazgeçilmezliğinin bilindiğine,

Bu nedenle Bursa Kentinin sergilediği SİT olgusunun çok dinamik ve hızlı gelişmeye açık bir Kentin verileri ile çakışmakta olduğunun anlaşıldığına, ve böylece Bursa Kenti Tarihi, Arkeolojik ve Doğal SİT alanlarının korunmasında özen gösterilmesinin tüm ilgili kuruluşlarca, özel ve tüzel kişilerce ve Bursa Kentlilerince benimsenmesinin gerektiğine, ekli Bursa Kenti 1/5000 ölçekli Tarihi ve Doğal SİT alanları geçit dönemi koruma ve geliştirme planı ve hükümlerinde bel,rt,len Arkeolojik SİT, Tarihi Kentsel SİT, Tarihi Kentsel SİT koruma, Doğal SİT, Doğal SİT koruma bölgelerinin ve külliye çevresi yeşil alanlarının getirilen tanımlamalarının,planlama ana kararlarının, planlama ilke kararlarının, planlama orta ve bölgesel yapılanma koşullarının ve kararlarının uygun olduğuna, ve böylece Bursa Kenti Nazım imar planı ile bütünleştirilmesine, Bursa Tarihi ve Doğal SİT alanları 1/5000 ve 1/1000 ölçekli koruma amaçlı imar uygulama imar planının bu plan ve hükümleri ışığında en kısa sürede hazırlanarak ve Kurulumuzdan geçirilerek İmar ve İskan Bakanlığınca onanmasına, Bu koruma amaçlı imar planı yapılıncaya kadar ekli Bursa Kenti 1/5000 ölçekli Tarihi ve Doğal SİT alanları geçit dönemi koruma ve geliştirme planı ve hükümlerinin tümü ile bir bütün olarak birlikte uygulanmasına,

Bursa Kenti Koruma amaçlı imar uygulama planının yapılması süresinde, plancı kuruluşlara, Bakanlıklar arası işbirliğinin gerçekleştirilerek Harita Genel Müdürlüğünden sağlanacak hava fotoğraflarının iletilmesinin gerekli bulunduğuna, Bu kararımızın Kültür Bakanlığına, İmar ve İskan Bakanlığına, Yerel Yönetim Bakanlığına, Bursa Valiliğine, Bursa Belediyesine iletilmesine 5805 ve 1710 sayılı yasalar uyarınca karar verildi.

BURSA KENTİ TARİHİ VE DOĞAL SİT ALANLARI GEÇİT DÖNEMİ KORUMA VE GELİŞTİRME PLANI (1/5000) ve HÜKÜMLERİ

BÖLÜM 1.0 PLANLAMA ANA KARALARI

1.1. Genel Arazi Kullanış kararı

Bursa Kenti bütünü ve yakın çevresi nazım planı yönünden Bursa Tarihi, Doğal ve Kentsel Sit alanının kapsadığı yörelerin öncelikle Kent bütünün ticari-Kültürel gereksinmelerini karşılamasındaki rolü ve Tarihi ve Doğal değerleri ile iç ve dış turizm cazibesi ve sivil mimarlık örnekleri ile geçmişin sosyal-ekonomik yaşantısını belirten konut alanları sahipliliği ve bu alanların Kent Merkezi ile yakın ilişkilerinin bulunması ve taşınan tüm bu potansiyelleri göz önüne alınarak Bursa Kenti Tarihi ve Doğal SİT alanlarının ticari, kültürel, turizm ve konut alanı olarak görev yüklenmesi ve nazım plan aşamalarında böylece ele alınması kabul edilmiştir.

1.2 YÖNETİCİ MERKEZ

Bursa Kent bütünü ve yakın çevresi nazım planında yeni yönetici merkezin Reyhan Mahallesi kuzeyindeki iş alanları bölgesine kaydırılması öngörülmüş olup Bursa Hanlar Bölgesi-Yeşil aksındaki mevcut ticari merkez bugünkü kullanışlarını devam ettirecekler ve Bursa tarihi kentsel SİT bölgesi içinde Reyhan Mahallesinde yeni açılan yolun iki yakası boyunca yönetim, ve bölgesel fonksiyonlarına ait yerleşmeler kullanılışı getirilebilecektir.

Bu yerleşmeler ile burada mevcut SİT parçalarının yöresel Tarihi çevre planlaması yapılmadan uygulamaya geçilmeyecektir.

Bugünkü ticari merkez olan Hanlar bölgesi-Tuz yolu-Irgana köprüsü-Yeşil aksında bir yaya yolu yaratılacak, Irgana köprüsü dükkanlardan oluşan eski durumunu alarak ihya edilecek ve bu yaya aksı Bursa tarihi Kentsel SİT bölgesi içinde ticari-Kültürel ilişki kuracak bir omurga niteliğinde geliştirilecektir.

Ayrıca, Bu omurganın Hanlar Bölgesinden Hisar-Muradiye Külliyeleri-Kültür park yörelerini de birleştirecek uzantısı Bursa Kenti Koruma amaçlı imar planında aranacaktır.

1.3 KAMU ALANLARI

Bursa Kenti Tarihi Kentsel ve Doğal SİT alanları içinde kalan hazine, Belediye ve Özel idarelere ait parseller Belediyesince hazırlanacak uygulama imar planında kamu tesislere ayrılacaktır.

1.4. DOĞAL VE TARİHİ DEĞERLERİ KORUMA

Bursa Kenti Tarihi Kentsel ve Doğal SİT alanları , Bursa Kent bütünü ve yakın çevresinin "Yeşil Bursa", Tarihi, Anıtsal ve Doğal değerlerinin oluşturduğu bir bütünlük içinde görülmelidir.

Bu nedenle Yeşil Bursa morfolojisi, arazi kullanma türleri ve yapılanma ölçüleri koruma geliştirme planına uyumlu olarak girmiş ve korumayı bütünleyecek yönde ve nitelikte plan hükümleri getirilmiştir.

1.5. ULAŞIM-OTPARK

Bursa Kenti Tarihi Kentsel SİT bölgesi içinde SİT parçalarını zedelemiyen, yöresel tarihi çevreyi bir bütün içinde gören ve Kentin genel ulaşım planlaması içinde bütünlenecek öncelikli ve toplu ulaşım amaçlı ulaşım sisteminin oluşturulmasının gerekli önem ve ağırlığın verilmesi kabul edilmiştir.

1.6. KURULUŞLAR

İlgili Belediye deyimi ile Bursa Belediyesi kastedilmektedir. İmar ve İskan Bakanlığının olumlu görşüne ve onayına bağlı bulunan öneri ve istekler de Bursa nazım planı Bürosunun görüşüde aranacaktır.

BÖLÜM 2.0. PLANLAMA İLKELERİ

2.1. Yürürlükten kaldırılan planlar

Bursa Kent Bütünü ve yakın çevresi nazım imar planı kararlarına ve uygulama planları karalarına göre Kentleşmenin sosyo-ekonomik boyutları içinde yetersiz kaldıkları, zaman zaman yapılan bazı plan değişiklikleri ile Bursa Kent bütününün yerleşme amaç bütünlüğünü yitirmesi dolayısı ile ve Bursa Kenti Tarihi Kentsel ve Doğal SİT alanlarının arazi kullanış tercihlerine Tarihi, Doğal değerlerin koruma iilkelerine aykırı düştükleri göz önüne alınarak Bursa Tarihi ve Doğal SİT alanı içinde bulunan 1/1000 ölçekli uygulama planlarının tümü İmar ve İskan Bakanlığınca 08.8. 1978 günü onanan Bursa otopark nazım planının bu SİT alanları içinde kalan bölümü, Bursa Kent Bütünü ve yakın çevresi nazım planı (1/25000) 'nın SİT alanlarına giren ve SİT alanları hükümleri ile aykırı bulunan bölümleri 5805, 1741 ve 1710 sayılı yasalar ve ilgili maddeler gereği yürürlükten kaldırılmıştır.

Yürürlükten kaldırılan planlar yerine koruma amaçlı imar uygulama planları yapılıp Anıtlar Yüksek Kurulundan geçirilip İmar ve İskan

Bakanlığınca onanıncaya kadar bu Bursa Kenti Tarihi- Doğal SİT alanları geçit dönemi planve hükümleri geçerli olacaktır.

2.2.YÜRÜRLÜKTEN KALDIRILAN YÖNETMELİK VE GENELGELER

Bursa Kenti Tarihi ve Doğal SİT alanları geçit dönemi koruma geliştirme planı hükümlerine aykırı düşen genelgeler, ilgili Belediye imar yönetmelikleri hükümleri, Belediye imar yönetmeliklerindeki çatı ve çatı katı yada çekme kat yapılmasına ve müştemilatlarına ilişkin maddelerin değiştirilmesin, ek madde ve bir geçici madde eklenmesine ait yönetmelik hükümleri bu SİT alanları içine uygulanmaz.

Bu SİT planı hükümlerine uygun olmak kaydıyla ilgili Belediyesince düzenlenecek imar uygulama planları, İmar ve İskan Bakanlığının olumlu görüşü ve onayı alınarak uygulanır. Bu Bakanlıkça konunun incelenmesi sırasında Kültür Bakanlığı ve Anıtlar Yüksek Kurulu görüş ve kararı alınacaktır.

2.3. Bursa Kenti Tarihi ve Doğal SİT alanları geçit dönemi koruma-geliştirme planı sınırları içinde kalan mevzii imar uygulama planlarındaki yükseklikler bu SİT alanı planlama bölgeleri koşul ve hükümlerine bağlı kalacaklar ve mevzii imar uygulama planlarında belirtilen 2 katlı yerleşmeler aynı kat yüksekliğinde kalacaktır.

2.4. Bursa Kenti Tarihi ve Doğal SİT alanları geçit dönemi koruma-geliştirme planı sınırları içinde ve dışında daha önceden tescil edilmiş ve edilecek tek yapı ve çevreleri koruma kararları, yöresel Tarihi çevre planlaması kararları geçerlidir.

Tarihi çevrede farklı yapılanma istemleri, restorasyon, SiT alanları içinde ve dışında yıkım, maili indiham v.b. konular üzerinde Gayrimenkul Tarihi Eserler ve Anıtlar Yüksek Kurulunun:

a)- 10.5..1970-5384 (Maili İndihamdaki Eserlerin korunması)

b)- 18.10.1975-8666(Eski Eserlerin vergi, harç ve rüsumdan ayrıcalı tutulması)

c)- 11.9.1976-9363 (Eski Eser üstüne afiş ve yazı asılmaması)

d)- 10.6.1977-9872 (1930 yılından evvel yapılan tüm sivil mimarlık örnekleri-Gecekondu ve baraka hariç-ve resmi, dini, askeri binaların yıkımından evvel Kurula sorulması)

e)- 25.3.1978-10290(SİT alanı ve tek eser korunmasında yapı müdahalesi için rölöve istenmesi, koruma amaçlı imar planının yapılmasından önce yıkılmak istenen yapılar için rölöve ve fotoğraf istenmesi, koruma SİT planı çerçevesinde yıkılması istenirse incelenebilmesi)

f)- 9.6.1978-10374(Yerel Yönetim Bakanlığından koruma bölgesi olan Kentlerde bütçe önceliği istemi)

g)- 19.7.1972-6555(yıkılan, yıktırılan eski eserlerin bulunduğu parselin eski eser parseli olduğu , kovuşturma açılması ve ikinci gurup aynı gabari ve inşaat hacminde yapı yapılması)

h)- 14.1.1978-10200 (eski eserler üstünde yapılacak inşai müdahaleler,1,2,3 üncü gurup eski eser yapılar)

Karaları ve 1710 sayılı yasaya göre işlem yapılacaktır.

2.5. Konut, turizm ve alt yapı amaçlı yerleşme önerilerinde bu SİT alanları planı içinde Bursa mekanının Doğal-Tarihi ve Yeşil peyzajını zedeliyebilecek ve büyük ölçüde meydana gelebilecek yapılaşmanın önlenmesi için , SİT alanı yapılanma ölçülerine aykırı olmamak , ifraz yapılmamak ve mevzii imar planı yapılmak ve İmar İskan Bakanlığınca onanmak suretiyle tek parselde birden fazla yapı yapılabilecektir.

2.6. Bursa Kenti Tarihi ve Doğal SİT alanları geçit dönemi koruma-geliştirme planı sınırları içinde onanlı mevkii imar planlarında Yeşil saha, resmi ve umumi hizmet kullanımına ayrılmış alanlar, içinde korunması gerekli eski eser yapı olmadığı, SİT parçaları içermediği, ilgili Kuruluşlarca kamulaştırılmadığı hallerde ve Belediyesince farklı kullanışlara dönüştürülmesi ön görüldüğünde İmar ve İskan Bakanlığının olumlu görüşü ve bu bakanlıkça Kültür Bakanlığı ve Anıtlar Yüksek Kurulunun görüş ve kararı alınarak incelenecek ve lazım gelen başka bir kamu kullanıllşına ayrılmaları hakkında planlama kararları geliştirilebilecektir.

2.7. Bu SİT alanı içinde yapılacak her türlü yerleşme, uygulama planları ve Belediyesince bu SİT alanları plan hükümlerinin değiştirilmesi yönünde yapılacak öneriler İmar ve İskan Bakanlığının olumlu görüşü, Kültür Bakanlığı veAnıtlar Yüksek Kurulunun görüş ve kararı alınarak incelenecek ve plan hükümler değişiklikleri yapılabilecektir.

2.8. Bu SİT alanı plan ve hükümleri içinde açıklanmamış yerleşme ve yapılanma ile iligili sorunlardan İmar ve İskan Bakanlığının görüşü alınacaktır. İmar ve İskan Bakanlığının konuyu incelemesi sırasında gerekli gördüğü hallerde Kültür Bakanlığı ve Anıtlar Yüksek Kurulu görüş ve kararı alınacaktır.

2.9. Anıtlar Yüksek Kurulunun önceden aldığı ve tek yapı koruması,Tarihi SİT'lerle ilgili tescil kararları, 13.10.1978 gün ve 10662 sayılı Bursa Tarihi Doğal SİT alanları tescili kararının bu SİT alanı plan ve hükümlerine aykırı olmayan kararları geçerlidir.

2.10. 1/5000 ölçekli Bursa Kenti Tarihi ve Doğal SİT alanları geçit dönemi koruma-geliştirme planı bu plan hükümlerinin tümü ile bir bütündür ve Bursa Kenti koruma amaçlı 1/5000 ve1/1000 ölçekli imar uygulama planı yapılıncaya kadar birlikte uygulanır.

Bu SİT planı ve tüm hükümleri 1/5000 ve 1/1000 ölçekli Bursa Kenti koruma amaçlı imar uygulama planının yapılmasında İmar ve İskan Bakanlığına ve Belediyesine bir veri hazırlamakta ve Bursa Kenti tüm 1/5000 ölçekli nazım imar planı ile bütünleştirilmesini ön görmektedir.

BÖLÜM 3.0. BURSA KENTİ TARİHİ KENTSEL VE DOĞAL DEĞERLERİ KORUMA GELİŞTİRME AMACIYLA GETİRİLEN GEÇİT DÖNEMİ TARİHİ - KENTSEL VE DOĞAL SİT BÖLGELERİ- SİT KORUMA BÖLGELERİ VE ORTAK HÜKÜMLER

3.1. TEK ESERLER, KÜLLİYELER, SİT PARÇALARI, YÖRESEL TARİHİ ÇEVRE KORUNMASI BÖLGESİ

Bu SİT alanı içinde ve dışında kalan resmi, dini, askeri eski sanayi ve sivil mimarlık örneklerinin oluşturduğu sokak dokuları ve çevreleridir.

3.2. ARKEOLOJİK SİT BÖLGESİ

Hisar Mahallesi çevresini oluşturan Kale surları iç ve dış mekanları ile surların yapıldığı tepenin kuzey, doğu ve batısı dik meyilli bölgelerdir. (ekli 1/5000 ölçekli plan 6 pafta)

3.3. TARİHİ KENTSEL SİT BÖLGESİ

Çekirge'nin bir bölümü, Hisar Mahallesi (Kale içi), Muradiye Mahallesi'nin bir bölümü, Yahudi Mahallesi, Maksem Mahallesi'nin bir bölümü, Renhan Mahallesi'nin bir bölümü, Hanlar Yöresi, Yeşil ve Emir Sultan çevresi bölgeleridir. (ekli 1/5000 ölçekli plan 6 pafta)

3.4. TARİHİ KENTSEL SİT KORUMA BÖLGESİ

Bursa Tarihi Kentsel SİT Bölgesi ile doku birliği gösteren ve yoğunluğu ve yerleşme dümeni Tarihi Kentsel SİT bölgesi ile uyum içinde oluşması ön görülen Kentin güney yerleşik alanları ile Yeşil, Emir Sultan, Yıldırım üçgeni arası ve tarihi Kentsel SİT'i bütünleyen bölgelerdir. (ekli 1/5000 ölçekli plan 6 pafta)

3.5. DOĞAL SİT BÖLGESİ

Gökderenin set başı kuzey kesiminden ggüneyde orman alanlarına kadar uzanan vadisi, hisarın güneyindeki pınar başı mevkii ve bu yörenin güneyde orman alanına ulaşan dere vadisi, Kültür park-Kükürtlü-Eski kaplıcanın oluşturduğu alan ve bu alanın Bursa-Muradiye Karayoluna kadar olan uzantısı, Süleyman Çelebi Türbesi alanı, Karagöz yeri, Kentin güney ve batı yönündeki orman ve orman ile peyzaj bütünlüğü

sağlayan yöreler bütünlüğü ile Uludağ Milli parkına kadar olan bölgelerdir. (ekli 1/5000 ölçekli plan 6 pafta)

3.6. DOĞAL SİT KORUMA BÖLGESİ

Nilüfer Çayının Kenti çevreleyen batı ve kuzey kavisleri içinde yerleşik alanları ve bu alanların gelişme alanlarını içermyen ve Bursa Merkez-Yalova Karayoluna kadar bir yeşil kuşağın oluşturduğu bölgeler, Kentin Çekirge Merkez arası aksının güneyindeki tampon alanlar ve Kükürtlü-Eski kaplıca alanlarının batı yöresi ve bu yörenin Bursa-Mudanya Karayoluna kadar olan alanları Doğal SİT'i koruma bölgeleridir. (ekli 1/5000 ölçekli harita 6 pafta)

3.7. BELİRTİLEN SİT BÖLGELERİNİN ORTAK HÜKÜMLER

3.7.1. SİMALARA KOT VERİLMESİ

i. Parselin onanlı plan kozeni üzerinden %15 meyile kadar olan araziler düz, %15 meyilden fazla olanlar eyimli arazi kabul edilir.

ii. Arsa düz ise bina yüksekliği parselin cephe aldığı kadastral yol tiretuvarının parsel önündeki en düşük noktasından son kat tavanı üstüne kadardır.

iii. Arsa eyimli ise binanın parsel zemininde oturduğu cephe hatlarının en düşük noktasından son kat tavanı üstüne kadardır.

i.v. İmar yolu kırmızı kotu teşekkül etmemiş ise arsa tesviyesi yapılamaz, binanın kot alma biçimini değiştirmek amacıyla arsalarda hafriyat veya dolgu yapılamaz, setler tanzim edilemez.

Bu gibi hallerde 1/1000 ölçekli haritasındaki doğal zemin ve çevresindeki durum esas alınır.

Arsada eski devirden kalma set varsa, set duvarları varsa ve bir adet ise bina bu sete oturtulur, bina yüksekliği set üzerinden son kat tavan üstüne kadardır.

Arsada farklı seviyelerde 2 yada daha fazla set varsa yapılacak bina ölçüleri dolayısı ile bu setlerden birine oturtulamıyorsa, bina farklı seviyelerde ve birbirine ilişkilive kademeli olarak düzenlenir.

v. Bursa İmar yönetmeliğine göre kabul edilen 2.40 mt. tavan yüksekliğide kullanılan bina, bölgesine göre verilen kat adedine sahip olacaktır.

vi. SİT alanlarıhükümlerinin uygulamasında zorluk bulunan hallerde Belediyesinin en az bir yapı adası cephesi boyunca hazırlayacağı etüd önerisi Kültür Bakanlığı ve Anıtlar Yüksek Kurulu görüş ve kararına göre uygulanır.

3.7.2. KORUNACAK DEĞERLER VE KORUMA YÖNTEMLERİ

i. Evvelce tespit ve tescil edilen eski eser ve külliyelere bitişik ve çevresel yapılanma istekleri için Bursa SİT bölgeleri plan hükümlerine uymaları halinde ve Sit bölgeleri dışında kalmaları halinde dahi yöresel tarihi çevre koruması ve yapılanma hükümleri için Kültür Bakanlığı ve Anıtlar Yüksek Kurulu görüş ve kararı alınarak uygulama yapılacaktır.

ii. İçinde ahşap bina yada tek veya toplu kıymetli ağaç bulunan parsellerde SİT bölgeleri içinde ve dışında olsun yapılaşma uygulamaları için korunması gerekli temel verilerin saptanması amacıyla Kültür Bakanlığı ve Anıtlar Yüksek Kurulunun görüşve kararı alınacaktır.

iii. Bursa Kent bütünü SİT bölgeleri içinde ve dışında olan kamuya ait yerlerde (yollar,yeşil alanlar, resmi yapı ve okul parsellerinde) bütün anıtsal ağaçlar ve yetişmiş ağaçlar korunacaktır.

Bunlardan kesilmelerinde zorunluk bulunanlar için Anıtlar Yüksek Kurulundan karar alınması gereklidir.

iv. SİT bölgeleri içinde ve dışındaki evvelce Anıtlar Yüksek Kurulunca tescil edilen ve korunması gerekli resmi, dini, askeri eserlere yapılacak inşai müdahaleler için tekniğine uygun 1/50 ölçekli(veya 1/100) vaziyet planı, rölöve ve restorasyon projesi ve yeterli fotoğrafları ile Anıtlar Yüksek Kurulu kararı alınacaktır. ve buna uygun uygulama yapılacak ve bu uygulamaları Bursa Belediye Başkanlığı ve Bursa Müze Müdürlüğü ortaklaşa izleyeceklerdir.

v. SİT bölgeleri içinde ve dışında evvelce Anıtlar Yüksek Kurulunca tescil korunması gerekli yapı kararı alınmış bulunan sivil mimarlık örneklerinin tamir, tadil ve restorasyonları için tekniğine uygun 1/50veya 1/100 ölçekli rölöve projesi, içten ve dıştan tanıtıcı fotoğrafları ile Anıtlar Yüksek Kurulundan gurup derecesi kararının alınması ve buna göre hazırlanacak tamir, tadil ve restorasyon projelerinin Kurula getirilerek uygulama izni alınması zorunludur. (Anıtlar Yüksek Kurulunun 14.01.1978 gün ve 10200 sayılı kararı)

Anıtlar Yüksek Kurulunca alınacak karara göre yapılacak uygulama için denetleme ve kabul Kültür Bakanlığı ve Beklediye Başkanlığı ile ortaklaşa yapılacaktır.Uygulama sonucuna ait fotoğraf ve rapor bilgi --?---Anıtlar Yüksek Kuruluna iletilecektir.

vi. SİT bölgeleri içinde ve dışında evvelce Anıtlar Yüksek Kurulunun korunması gerekli eski eser olarak tescil edilen sivil mimarlık örneklerinin yapısının bünyesinde ve mimarisinde ve malzemesinde değişiklik yaratmayacak adi tamiratta Belediye Başkanlığı ve Müze Müdürlüğü yetkilidir. Bu kuruluşların izni olmadan eski esr sivil mimarlık yapılarında adi tamirat müdahalesi başlatılamaz.

Bu yapılarda merdiven, tavan süslemesi, ahşap oymacılık, duvar resmi, alçı kabartma v.b. değerler adi tamirat kapsamına girmez ve Anıtlar Yüksek Kurulundan projelerine göre uygulamaizni alınır.

Sivil mimarlık örnekleri ve resmi,dini,askeri eski eser yapılarının müştemilat ve bahçe duvarı gibi eklerinin tamir ve tadilatında 1/50 veya 1/100 ölçekli röleve projesi ve yeterli fotoğrafları ile Anıtlar Yüksek Kurulundan izin alınır.

vii. SİT bölgeleri içinde ve dışında Anıtlar Yüksek Kurulunca tescili yapılan korunması gerekli sivil mimarlık örneklerinin dış cephe öğeleri (pencere, kapı, saçak, pervaz, eliböğründe, farus, bahçe duvarı, harpuşta, kiremit, parmaklık, dikme, kafes, renk v.b.) ölçü, biçim ve malzeme olarak değiştirilemez.

viii. SİT bölgeleri içinde ve dışında, Bursa Kent bütünü içinde Anıtlar Yüksek Kurulunun 10.6.1977 gün ve 9872 sayılı 1930 yılından evvel yapılan tüm sivil mimarlık örnekleri (gecekondu, baraka hariç) ve resmi, dini, askeri binaların yıkımlarından evvel Kurula sorulması kararı eski eser olarak ve korunması gerekli yapı olarak tescil edilmemiş yapılar için önemle uygulanacaktır.

ix. Bu SİT bölgeleri içinde Anıtlar Yüksek Kurulunun 13.10.1978 gün ve 10662 sayılı kararı ile aldığı ve Belediyesine tebliğ edildiği tarihte eski imar haklarına göre uyumlu olarak başlaması, temelleri atılmış, birinci kat pencere lento seviyesine gelmiş yapılar parselin zeminindeki taban alanında ve bu SİT bölgeleri kat yüksekliklerine göre inşaatları tamamlanabilecektir. Bu kat yüksekliğinden fazla katlar yapılamaz. Ayrıca Anıtlar Yüksek Kurulunun 13.10.1978 gün ve 10662 sayılı kararının Belediyesine tebliğ tarihinde bu SİT bölgeleri kat yüksekliğini geçen yapılar bu katta projesine göre eski uygulama planına dayanılarak ruhsat almışsa tamamlanabilecektir.

Ayrıca, Anıtlar Yüksek Kurulunun 13.10.1978 gün ve 10662 sayılı kararının Belediyesine tebliği tarihinde ruhsat almış, temeli atılmış, yapı zemin kat pencere lentoları seviyesine gelmemiş veya ruhsat almış olupta inşaatına geçilmemiş parsellerde SİT alanlarında başlanılmış yapı kazanılmış hakkına sahip olunmadığından bu SİT bölgeleri yapılaşma hükümlerine göre proje düzenlemelerinin Anıtlar Yüksek Kurulundan geçirilmesi gerekmektedir.

(SİT VE ARKEOLOJİK SİT bölgelerinde SİT alanı tescilinden evvel başlanılmış yapı tarifi, kazanılmış hak hususunda Danıştay 6.1.-4.2.1976, esas 73/3.95, karar 76/789 sayılı iştihat kararı)

x. Bu SİT bölgeleri içinde ve dışında Anıtlar Yüksek Kurulunca evvelce alınmış ve sonradan alınacak kararlar geçerlidir.

3.7.3. ÇATI- ÇEKME- KAT

i. Yapıların en fazla % 33 meyilde ve en az 4 satıhlı çatı örtüsü ve saçakla bitirilmesi şarttır.

Teras katı çekme kat yapılmaz.

Saçak genişliği en çok 1.20 metredir.

Saçak ucu son kat döşemesi üst seviyesini geçemez.

ii. Çatı örtüsü kiremit olacaktır.

iii. Çatı örtüsü üstünde bacadan başka çıkıntı yapılamaz.

iv. Çatı altında meydana gelebilecek 2.20 metre yüksekliğindeki hacimler müştemilat olarak kullanılamaz, son kat dairesine bağımlı bölüm olarak ve daire içinden bağlantılı gerekli servis hacimleri olarak kullanılacaklardır. Son katla bağımlı çatı odalarına en fazla 2 adet ve aralıklı ve en çok 0.40 m2 doğrama alanlı pencere açılabilir. 3.7.4. ÇIKMALAR

Yapıların bütün cephelerine 1.20 metreyi aşmamak üzere cumbalar-çıkmalar yapılabilir ve cephe düşey hatlarına paralel olacaklardır.

Binaların sokağa bakan karşılıklı cumbaları arasında yatay uzaklık 3.50 metreden az olamaz.

Çıkmalar birinci kattan başlar.

Ayrk nizam binaların yan bahçe cumbaları arasında en az uzaklık 3 metredir.

Cumba ve çıkmalar için bitişik ve ayrık nizam yapılarda bina cephelerinde bitişik nizamda (3/4), ayrık nizamda (1/2) oranından fazla cephe uzunluğu kullanılamaz.

3.7.5.

i. Bu SİT alanı ve dışında tescilli yapıların restorasyonunda ve tadillerinde mahalli mimari karaktere uyulacak, modern mimari tarz ve malzeme kullanılabilecektir.

ii. SİT bölgeleri içinde boş parsellerde yapılacak binalar mahalli mimariye uygun modern mimari tarzı ve malzeme ile yapılacaklar ve mahalli tipik renkler kullanılacaktır.

Yapılacak binaların mimari proje vaziyet planı, kadastral durumu ve çevresel fotoğrafları ile Anıtlar Yüksek Kurulundan yapım izni alınır ve karara uygun inşaat yapılır. Uygulamanın denetimi için Belediye başkanlığı ve Müze Müdürlüğü yetkilidir.

3.7.6. SİT bölgeleri içinde kalan eski mevzii imar uygulama planlarındaki sosyal donatım ihtiyaçlarına ayrılmış alanlar aynen uygulanacaktır. (2.6. maddesiyle ilişkili olarak)

BÖLÜM 4.0. YAPILANMA HÜKÜMLERİ

4.1. Tek eserler, külliyeler, SİT parçaları-yöresel Tarihi çevre koruması bölgesi:

Belirtilen SİT bölgeleri içinde ve dışında olsun SİT bölgeleri ortak hükümleri 3.7.2.(I ila x), 3.1. maddelerinin tümü geçerlidir.

4.2. ARKEOLOJİK SİT BÖLGESİ

Koruma amaçlı imar planı yapılıncaya kadar surların iç kesimlerinde inşaat yapılamaz.

Bu SİT bölgesi içinde bulunan Anıtlar Yüksek Kurulunca tescilli yapıların bakım, onarım ve restorasyonu için SİT bölgeleri ortak hükümlerinin 3.7.2.(I ila x), 3.7.5.(I), 3.2. maddeleri hükümleri geçerlidir.

Bu bölgede surlar çevresi planlama teknikleri ile temizlenmelidir.

Bu bölgeye kesin inşaat yasağı getirilmiştir.

Bilimsel kazılar Kültür Bakanlığı ve Müze Müdürlüğü izin ve denetiminde yapılabilir.

4.3. TARİHİ-KENTSEL SİT BÖLGESİ

İmar planları döneminden evvel Bursa Tarihi Kentsel SİT bölgesinde yaşayan toplumun sosyal ekonomik yapısını mekana yansıtan ahşap ve eski yapılardan oluşan

yörelerde, sonradan hızlı kentleşme oluşumu altında çevrelerinin ölçü, biçim ve mekansal boyutlarının değişimleri ile giderek yerleşim özellikleri yitirilmiş bulunmaktadır.

Bu nedenle Tarihi Kentsel SİT bölgesinde önerilen yapılaşma koşulları çerçevesinde koruma amaçlı imar uygulama planlarının öncelikle hazırlanması gereklidir.

Bu koruma amaçlı imar uygulama planı yapılıncaya kadar geçecek süre içinde yapılacak uygulamalarda Bursa SİT bölgeleri, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10, 3.3, 3.7.1.(i ila vi), 3.7.2.(i ila x), 3.7.3.(i ila iv), 3.7.4, 3.7.5(i-ii), 3.7.6. maddelerinde belirtilen hükümler geçerlidir.

Ancak Atatürk caddesiyle Reyhan Mahallesi arasında kalan hanlar bölgesinde SİT koruma amaçlı imar uygulama planı yapılıncaya kadar her türlü yapılaşma, alt yapı, restorasyon ve yapı inşai müdahaleleri tek tek Anıtlar Yüksek Kurulundan sorulacaktır.

Ayrıca bu Hanlar Bölgesi korunması gerekli çok önemli eski eser, anıtsal yapı ve yerleşme dokusu sergilemesi dolayısı ile bir bütün içinde mimari, koruma ve restorasyon planlamasının 1/200 ölçekli kotlu haritası üzerinde Kültür Bakanlığı ve Bursa Belediyesince ortaklaşa hazırlanması ve Anıtlar Yüksek Kuruluna bu planlamanın getirilmesi öngörülmelidir.

4.3.1.

i.Çevresi mevcut yapılar ve yapılanmaya uygun parsellerle çevrili mevcut yapı adalarında yerleşme özelliğinin korunabilmesi için koruma amaçlı imar uygulama planı yapılıncaya kadar balta ifraz ve irtifaklı geçit olarak oluşmuş parsellerde yapı izni verilmez.

ii. Tarihi-Kentsel SİT bölgesi içinde toplayıcı ve dağıtıcı yol güzergahları dışında kalan ara yol ve sokaklar, zorunlu bir hal olmadıkça, kadastro istikametleri, eyimleri ve kaplama biçim ve malzemelerinin korunmaları sağlanacaktır. (Bu konuda değişiklik önerileri Anıtlar Yüksek Kuruluna iletilecektir.)

iii. Yeni binaların parselleri içindeki konumunda eski yan bahçeleri, bahçe duvarları, bahçe kapıları ihya edilmeye çalışılacaktır. Ve arsadaki anıtsal ve yetişmiş ağaçlar korunacaktır.

iv. Hisar-Kale içinde hafriyat, yol, kanalizasyon, elektrik gibi alt yapı çalışmaları süresinde yapılacak kazılar ve öteki her türlü kazılar Bursa Müze Müdürlüğü izin ve denetiminde olacaktır.

4.3.2. BİNA YÜKSEKLİKLERİ

Tarihi-Kentsel SİT bölgesi içinde (Hanlar Yöresi hariç) koruma amaçlı imar uygulama planı yapılıncaya kadar her türlü yapılanmada binalar en çok 3 kat olacaktır. (2.40 mt tavan yüksekliği kullanılıyorsa da 3 kattır)

Parselin cephe aldığı sokak 6 mt veya daha az olduğunda bina yüksekliği 2 katı geçemez. (2.40 mt tavan yüksekliği kullanılıyorsa da 2 kattır.)

SİT bölgeleri 2.3 maddesi hükmü de geçerlidir.(Hanlar Yöresi hariç)

4.3.3. TARİHİ-KENTSEL SİT BÖLGESİNDE BULUNAN PARSELLERDE

i. Parsel cephesi 3-6 mt arasında (6 metre dahil) olan parseller bitişik nizam olup bina sahası en çok 60 m2 dir.

Yan parseller ayrık nizamda ise sağır duvarlar cephe karakterinde düzenlenecektir.

ii.Parsel cephesi 6-9 metre arasında (9 metre dahil) olan parseller bitişik nizamda . Yan parseller ayrık nizam ise parsel hududundan 1 metre çekilebilir.

iii. Parsel cephesi 9-14 metre arasında (14 metre dahil) olan parseller blok başı olacaktır. 3 metre komşu mesafesi çekilecektir. Blok başının hangi parsele bitiştirileceği belediyece saptanır.

iv. Parsel cephesi 14 metreden büyük olan parseller ayrık nizamdır. Yan bahçe mesafesi en az 4 metre olacaktır.

Ön bahçe mesafesi mevcut oluşum göz önüne alınarak kadastral yola kadar azaltılabilir veya artırılabilir (4.3.3. I, ii, iii, iv, Hanlar Yöresi için hariç)

4.3.4. TARİHİ KENTSEL SİT BÖLGESİNDE BİNA CEPHE VE DERİNLİKLERİ

Bitişik, blok başı ve ayrı nizamda bina derinliği en çok 12 metre , bina cephesi en çok 15 metredir (parselde 120 m2 taban alanından büyük bina yapılamaz)

En az arka bahçe mesafesi çıktıktan sonra bina derinliğinin 7 metreden az kalması halinde bina derinliği 7 metre olacak şekilde arka bahçe mesafesi azaltılır (ancak 1 metreye kadar)

Ayrıca parsel derinliği 7 mt ve daha az olan parsellerde yapı arka bahçe sınırına birleştirilebilir.(4.3.4. Hanlar yöresi için hariç)

4.3.5. TARİHİ-KENTSEL SİT BÖLGESİNİN YENİ OLUŞACAK PARSEL BÜYÜKLÜKLERİ, İFRAZ ŞARTLARI, ÖN, YAN, ARKA, BAHÇE MESAFELERİ

Ön bahçe mesafesi	5 mt (en az)
Yan bahçe mesafesi	4 mt (en az)
Arka bahçe mesafesi	4 mt (en az)
Parsel cephesi	20 mt (en az)
Parsel alanı	500 m2 (en az)

Ön bahçe mesafesi mevcut oluşum göz önüne alınarak kadastral yola kadar azaltılabilir veya artırılabilir (4.3.5. Hanlar Yöresi için hariç)

4.4. TARİHİ-KENTSEL SİT KORUMA BÖLGESİ

Bursa tarihi yerleşme alanları içinde yaşayan toplumun sosyal ekonomik yapısını mekana yansıtan yapı ögeleri ile oluşan Tarihi-Kentsel bölgeler arasında ve çevresinde doku birliği, yoğunluk ve yerleşme düzeni uyumluluğu gösteren bu koruma

bölgelerinde hızlı kentleşme olgusu altında doku biçimi ve boyutların değiştiği gözlemlenmektedir.

Bu nedenle ve Tarihi-Kentsel SİT bölgesi değerlerine kentsel yapılanma yaklaşımlarının dengeli ve doku bütünlüğü içinde elde tutulması yönünden bu sSİT koruma bölgelerinde de Bursa SİT koruma amaçlı imar uygulama planlaması ile bütünleştirilmesi gereklidir.

Bur sa SİT koruma amaçlı imar uygulama planı yapılıncaya kadar geçecek süre içinde bu Tarihi-Kentsel SİT koruma bölgesinde,Bursa SİT bölgeleri, 1.1, 1.3, 1.6, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 2.10, 3.4, 3.7.1.(i ila vi), 3.7.2.(i ila x), 3.7.3.(i ila iv), 3.7.4, 3.7.5(i), 3.7.6., 4.3.1.(I-ii-iii), 4.3.2., 4.3.3.(I ila iv), 4.3.4., 4.3.5. maddelerinde belirtilen hükümler geçerlidir.

4.4.1. Bu koruma bölgesi içinde Atatürk Caddesinden cephe alan parsellerdeki her türlü yapılaşmada Kültür Bakanlığı ve Anıtlar Yüksek Kurulu görüş ve kararı alınarak, İmar ve İskan Bakanlığınca onaylanarak uygulamaya geçilecektir.

4.4.2. Bu koruma bölgesi içinde imar uygulama planı bulunmayan alanlarda ve gecekondu bölgelerinde 2.4 maddesine uygun olarak yıktırılması istenebilecek yapıların yerine aynı hacim ve yüksekliğinde yapı yapılır. Mevcut kat yüksekliği arttırılamaz.

4.4.3. Üzerinde yapı gecekondu biçimi yerleşme bulunan bu koruma bölgesi içindeki hazine ve kamu araçları özel mülkiyete devredilemez.

Gecekondu önleme bölgesi açılamaz.

4.5. DOĞAL SİT BÖLGESİ

3.5. maddesi hükümleri geçerlidir.

Orman alanları ve bu alanlar ile peyzaj bütünlüğü sağlayan yörelerde orman bütünlüğünün ve devamlılığının korunması açısından inşaat yasağı getirilmiştir.

Kent dokusu içinde bulunan Kültür park, Kükürtlü-seki kaplıca alanları, Vali konağı-Çelik Palas arası alanı, Hisar güneyi mezarlık alanı, Çekirge kaplıca, külliye bahçeleri alanları kamu tesisleri ve alt yapıları için Anıtlar Yüksek Kurulunun kararı alınacaktır.

Hisar güneyi Pınarbaşı yöresinde peyzaj düzenlemesi Anıtlar Yüksek Kuruluna getirilmeden inşaat izni verilmeyecektir.

Gök Dere yatağı Bursa'nın önemli farfolojik karakterinin yansıttığından dere islahı ve peyzaj bütünlüğü düzenlemesi sağlanmalıdır. Bu hususta Anıtlar Yüksek Kurulunun kararı alınıncaya kadar kesin inşaat yasağı getirilmiştir.

Orman alanları içinde bulunan köy yerleşik alanlarında mevcut yapı düzeni, doku bütünlüğü ve yüksekliği dışında inşaat yapılamaz.

4.6. DOĞAL BİTKİ KORUMA BÖLGELERİ

Orman bütünlüğü ile kentsel gelişim alanları arasında Doğal SİT korunmasının elde edileceği ve Kent-Doğal SİT arasında Bursa Yeşil ve morfolojik karakterinin korunmasında etkinliği görünen ve bu etkinliği kent içine ileten ön koruma bölgelerinde 2000 m2 den az ifraz yapılamaz.

APPENDİX C : CONSERVATION PLAN OF MURADIYE PLAN REPORT AND NOTES

BURSA OSMANGAZİ BELEDİYESİ

MURADİYE KORUMA AMAÇLI İMAR PLANI RAPORU ve PLAN NOTLARI

YILDIZ ÜNİVERSİTESİ
DÖNER SERMAYE İŞLETMELERİ
PLANLAMA GRUBU

B.K.T.V.K. Kurulunun
4.5.1991 gün ve 1730 sayılı
Kararı Ekidir

ASLI GİBİDİR

OYA KOZAMAN
MÜDÜR

MAYIS-1990

BURSA-OSMANGAZİ MURADİYE KORUMA AMAÇLI UYGULAMA İMAR PLANI
AÇIKLAMA RAPORU

I-BÖLÜM

1. BURSA'nın ÜLKE VE BÖLGE İÇİNDEKİ YERİ VE KONUMU

Bursa; gerek ülke içinde ve gerekse Marmara Bölgesi içindeki nüfus ve ekonomisi ile önemli yere sahip kentlerden biridir.

Tarihi gelişim süresi içinde, coğrafi konumu ve önemli ulaşım aksı üzerinde bulunması nedeni ile İ.Ö. 200 yıllarında kurulan ve günümüze dek gelişerek büyüyen kent, Osmanlı İmparatorluğun gelişme döneminde, İmparatorluğa başkentlik yapmış ve bu işlevini İstanbul'un fethine kadar sürdürmüştür.

Başkent olması, kente yönetimsel merkez olması dışında, ekonomik işlevleride getirmiş, bunun koşutunda önemli fizik mekan dokuları, sivil ve anıtsal mimari objeler inşa edilmiştir. Osmanlı kültürünü günümüze dek yansıtarak gelen kent, bazı taşınmaz varlıkların çeşitli nedenlerle yok olmasına rağmen bir çoğunu, bir kültür mirasi olarak bünyesinde yaşatmaktadır.

Bursa eskiden beri ülke ve bölge içinde verimli tarım toprakları ile önemli bir tarım potansiyeline sahiptir. Bununla birlikte 1964 yıllarında Organize Sanayi'nin kurulması beraberinde çeşitli yan sanayilerin ve hizmet sektörünün de gelişmesine neden olmuş, kenti ekonomik açıdan bölge içinde, İstanbul'dan sonra en önemli kent konumuna getirmiştir.

Bunun koşutunda nüfus ve sosyal yapıda da olagelen gelişmeler 1 milyona yaklaşan nüfusu, Eğitim, Sağlık, Kültür vb. işlev alanları ile, bölge içinde çevresine, ve hatta çeşitli ürünleri ile (tarım, otomotiv, dokuma) ülke boyutuna hizmet veren 5.kademe merkez konumuna gelmiştir.

2. METROPOL KENT FİZİK MEKAN GENEL YAPISI

Bütün bu gelişmeler, kentin fizik mekan yapısında ve makro formunda da önemli değişimleri beraberinde getirmiş, kent içi nüfus ve yapı yoğunluğu artmış, işlev alanları (konut, çalışma vb. alanlar) Güney'de bulunan doğal eşik (Uludağ) nedeni ile Doğu-Batı-Kuzey yönünde gelişmiş, verimli

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toprakları ile tarihi alanları baskı altına almıştır. 20. yüzyıl ortalarına kadar Muradiye bölgesinde bulunan iş[illegible] alanları, sosyo-ekonomik gelişme ile birlikte kuzeyde Yalova karayolu, doğuda Ankara karayolu, batıda İzmir-Mudanya karayolu yönünde gelişme göstermiştir.

Konut alanları yoğun olarak Muradiye'de ve doğusuna doğru gelişirken, süreç içinde kuzey yönünde, ova alanlarını da içine alarak gelişmeye başlamıştır. Heykel Altıparmak bölgesinde yer alan ticaret ve hizmet alanları, batı yönünde Çekirge'ye kadar, kuzey yönünde İzmir-Ankara-Yalova karayollarının kesiştiği nokta ve çevresinde, toptan ticarette Yalova karayolu boyunca gelişmiştir. Kentin sanayi alanları kuzeybatı yönünde Mudanya karayolu ve kuzeyde Yalova karayolu üzerinde kurulmuştur. Küçük sanatlar batıda İzmir karayolu, doğuda da Ankara karayolu üzerinde yoğunlaşırken, kentin [illegible] küçük [illegible] işlevleri kentin çeşitli bölgelerinde yer almaktadır.

II.BÖLÜM

1. PLANLAMA ALANI; METROPOLİTEN ALAN İÇİNDEKİ YERİ

Planlama alanı, kentin güneyinde, Uludağ eteklerinden başlayarak, aşağı doğru kuzeyde Altınparmak caddesine kadar olan bölgede yer almaktadır.

Alan, doğuda Hisar-Balbantoğlu mahallelerini birbirinden ayrıan Fevzi Çakmak caddesi, batıda da Hamzabey caddesi ile kuzeyde Uludağ ve güneyde de Altıparmak caddesi ile sınırlanmaktadır.

2. PLANLAMA ALANI FİZİK MEKAN YAPI ANALİZİ

Yerinde yapılan tespitlere göre yaklaşık 100 hektar alan, 5497 adet parsel, 7100 adet bina, 12334 adet hane olduğu saptanmıştır. Çalışma alanının en büyük özelliği taşınmaz tarihi-kültürel değerlerin yoğun olduğu bir bölge olmasıdır.

Gerek yapı ve yol dokusu, gerekse sahip olduğu antısal ve sivil mimarlık yapıları ile kent içinde önemli bir yere sahiptir. Planlama alanı, çevresinde merkez fonksiyonlarının yer alması, ve yoğun yapışmanın gelişmesi nedeni ile rant değerleri yükselmiş ve bunun koşutunda bu bölgede yoğun yapılanma baskısı altına girmiştir.

Bu nedenle bazı alt bölgelerde tarihi dokuya ters ve tahrip eden yapılaşmalar olmuştur.

Bunlar genellikle Altıparmak caddesi, Orta Pazar caddesi, Fevzi Çakmak caddesi ve yer yer de Kaplıca caddesi boyunca yoğunlaşmaktadır.

Mimari özellikler ve boyutlar açısından tarihi dokuya uyumsuz bu yapıların yukarıda açıklanan bölgelerde yoğunlaşmasını, bu çevrede gelişen ticaret ve hizmet işlevlerine bağlayabiliriz.

Yapılan tespitler sonucu planlama alanı içinde yapıların işlevlerine göre dağılımında %80 ile konutların en büyük paya sahip olduğu ticaret işlevinin %10, diğer yapıların da %10 pay aldığı saptanmıştır.

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Binalar, yapım cinsleri açısından sınıflandırıldığında, %69 ile en yüksek payı yığma yapıların aldığı, %20 ile de betonarme yapıların ikinci sırada geldiği görülür.

Tablo-4 : Bina Yapım Cinsleri.

	Bina Yapım Cinsleri				Toplam Bina
	Yığma	Betonarme	Karışık	Ahşap	Sayısı
Sayı	4956	1434	696	94	7180
%	69.0	20.0	9.7	1.3	100

Planlamaya veri oluşturacak önemli analiz değerlerinden biri olan parsellerin doluluk-boşluk oranları ise şöyledir; Tespitler sonucu 5497 adet parsel saptanmıştır. Bunların büyük bir oranı (5275 adet, %96) üzerinde yapı bulunmakta, %4 ise henüz yapılanmamış ya da mevcut yapı yıkılmıştır. Parsel üzerinde bulunan yapı alanlarının, parsele oranı ise genellikle 0.70 ile 2.00 arasında değişmekle birlikte, bu değerlerin altında ve de üstünde de parsel kullanımları mevcuttur.

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Birinci kısım; alanın batısında bulunan Maksem, Kale içi ve Sakarya caddesi alt bölgeleri;

Söz konusu bu alt bölgeler, yoğun anıtsal ve sivil mimari yapıları, tarihi özellik gösteren mekansal (yol ve yapı) dokusu ile özel bir öneme ve plan gereksinimine sahip olduğu görüşünden hareketle her parsel kütle çizilerek planlanmıştır.

Çizilen kütleler,

- Tarihi ve kültür değerlerini tahrip etmeyecek,
- Değişken parsel büyüklüklerinin getirdiği yapı boyutları sorununu çözecek,
- Yapıların aydınlanma ve güneşlenme gereksinmelerini olanaklı kılacak,
- Burada yaşayan insanların gereksinme ve beklentilerine yanıt verebilecek,

konumda ve boyutlarda belirlenmeye çalışılmıştır. Altıparmak, Ortapazar vb. ulaşım aksları çevresinde oluşan mevcut yüksek katlı yapılar, konumu nedeni ile korunmuş diğer alanlarda ise bulunduğu konuma göre 2 ve 3 katlı olarak planlanmıştır.

Ortalama inşaat emsali 1.50 ve nüfus yoğunluğu 750 k/Ha önerilmiştir.Daha önce planlanan ve planları halen yürürlükte olan alanlardaki plan kararları tümüyle korunmuştur.

İkinci kısım; alanın güney ve batısında bulunan alt bölgeler; bu alt bölgelerde yapı yoğunlukları; yapı düzeni, inşaat emsali ve kat yüksekliği ile belirlenmiştir.

Yoğun yapı eğiliminin, bölgenin doku ve özelliklerini tahrip etmemesi ve gelişimin geleneksel dokuya uygun olmasını sağlamak amacıyla, nüfus yoğunluğu 600-800 k/Ha, inşaat emsali 1.20-2.00 arasında değişen değerlerde tutulmaya çalışılmış, kat yüksekliği de geleneksel dokuya uygun olması amacıyla 9.50 olarak belirlenmiştir.

Üçüncü kısım; alanın güney sınırında doğal sit ve orman alanlarını tehdit ederek, konuta uygun olmayan topografik alanda (eğim %30 ve üstü) gelişen gecekondu alanları;

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Bu alanlarda, belirtilen sakıncalar nedeni ile yapılaşmayı dondurup, zaman içinde taşınmasını sağlayacak şekilde, karar oluşturulmuş ve planda sınırları belirlenmiştir.

2.2. ÇALIŞMA ALANLARI

Planlama alanı içinde yer yer imalathane, dokuma vb. türünde işyerleri olmasına rağmen büyük çoğunlukla ticaret ve hizmet alanları bulunmakta ve bu yönde gelişme eğilimi göstermiştir.

Bu nedenle [illegible] ulaşılabilirlik mesafelerinde [illegible] amaçlanmıştır.

Bu doğrultuda;

- Bugünkü [illegible] caddesi boyunca yaklaşık 4 hektarlık [illegible]
- Muradiye [illegible] [illegible]an,
- Ortapazar caddesi [illegible]
- Planlama alanının [illegible] [illegible]k alanı,
- Güneyde [illegible], Haksem, [illegible] gibi alt bölgelerde,

buraların günlük alışveriş gereksinmelerini karşılamak üzere yaklaşık 4 hektarlık alanda, ticaret alt bölgeleri önerilmiştir. Toplam ticaret ve hizmet alanı yaklaşık 16 Ha olarak belirlenmiştir.

Ayrıca çalışma ve hizmet alanı olarak alan içinde Kaymakamlık, SSK, Askeri alan olmak üzere 2.6 hektar alan bulunmaktadır.

2.3. SOSYAL DONATI ALANLARI;

Planlama alanı içinde metropol içindeki konumunun, mevcut yapı ve parsel dokusunun elverdiği ölçüde sosyal donatı alanları genişletilmeye ve oluşturulmaya çalışılmıştır.

Alan içinde; İlkokul, Ortaokul, Meslek Lisesi, Turizm Okulu ve Öğretmen Okulu olmak üzere toplam 7.5 hektar eğitim alanı, Hastane ve Sağlık Ocağı olmak üzere 2.9 hektar sağlık alanı, 3.7 hektar dini tesis alanı, mezar-

lık, mesire yeri, park-çocuk bahçesi ve arkeolojik sit alanı olmak üzere 26 hektar açık ve yeşil alan bulunmaktadır.

Ayrıca konut grupları ve komşuluk grupları ölçeğinde park ve çocuk bahçeleri önerilmiştir.

2.4. ULAŞIM

- Planlama alanı içinde en önemli ulaşım aksı, kuzeyden geçen Altıparmak caddesidir. Bu yol, alanın metropol ile ilişkisini sağlayan en önemli aks olduğu gibi, metropol içi ulaşım bağlantısı olarak da doğu-batı yönünde önemli arterlerden biridir. Bu nedenlerle 25.00 metre olarak korunmuştur.

- Doğuda Çakır hamamdan başlayarak, planlama alanı içinden geçip, batı yönünde İhsaniye'de Altıparmak caddesine bağlanan ulaşım aksı, toplayıcı dağıtıcı işlevi amacıyla 12.00 metre olarak önerilmiştir.

- Kuzeydeki konut alanlarını, doğu-batı yönünde birbirine bağlayan ve Uludağ yönüne devam eden yol, yine toplayıcı-dağıtıcı arter olarak 12.00 metre önerilmiştir.

- Ayrıca gerek doğu-batı yönünde ve gerekse kuzey-güney yönünde konut alanlarını birbirine ve merkeze bağlayan 10 ve 7 metrelik araç yolları, çeşitli kesit ölçülerde ana yaya ve yaya yolları önerilmiştir.

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BURSA OSMANGAZI BELEDİYESİ MURADİYE KORUMA AMAÇLI İMAR PLANI PLAN NOTLARI

Muradiye Koruma Amaçlı İmar Planı bütününde iki farklı planlama metodolojisi izlenmiştir.

A- Parsel içindeki konumu, taban kullanımı ve kat adedi verilerek kütle ile düzenlenen alanlar (1/500 Plan Uygulama Eki olarak hazırlanan, kadastral tabanlı paftalar ile uygulama görecek olan alanlar).

B- Yapı imar düzeni verilerek klasik imar planı tekniğinde düzenlenen alanlar (1/1000 ölçekli İmar Planı ile uygulama görecek olan alanlar).

1. GENEL HÜKÜMLER

1. Plan sınırları içindeki tescilli parseller ve bu parsellere bitişik parsellerdeki kararlar Kültür ve Tabiat Varlıkları Bursa Bölge Kuruluna diğer parsellerde ise Osmangazi Belediyesi'ne aittir.

2. Planda açıklanmamış, Bursa Büyükşehir Belediyesi İmar Yönetmeliği'nde de yer almamış konularda Yıldız Üniversitesi'nin görüşü alınır ve buna uyulur. Bunun dışında B.B.B.İ.Y. nin 3.02 maddesinin ilgili koşulları geçerlidir.

3. Bu plan ve ekleri ile yönetmeliği yürürlüğe girmeden önce Kültür ve Tabiat Varlıkları Yüksek Kurulu tarafından yayınlanan geçici yapılaşma koşullarına göre ruhsat almış yapılar, bu ruhsat koşulları doğrultusunda yapılanabilecekleri gibi, planda önerilen yapılaşma koşullarına göre de ruhsat alarak yapılanabilirler.

4. Her türlü Kültür ve Tabiat Varlıklarının yakın çevresinde (planda sınırları belirlenen alanlar) kentsel Tasarım Öğesi kurulması ve projelendirilmesinde KTV Bursa Bölge Kurulu'nun onayı şarttır.

5. Plan sınırları içinde sinema, tiyatro, konferans salonu, düğün salonu, gece klübü, dersane, kurs vb. halkın toplu olarak bulunduğu yapılar, kütle verilen alanlarda yapılaşma koşulları içinde kalmak şartı ile ilgili yönetmeliğe uygun olarak yapılabilir. Diğer alanlarda ise bu tür yapılanmalar

T.C. YÜKSEK ÖĞRETİM KURULU DOKÜMANTASYON MERKEZİ

için Bursa Büyükşehir Belediye Meclisi tarafından getirilen ve tüm yapılanma hükümlerini içeren yönetmelik yayınlanıncaya kadar yeni yapılanma ve tadilat ruhsatı verilmez.

6. Kentin tarihi değerlerini ve görünümünü olumsuz yönde etkileyen elektrik, telefon vb. altyapı tesislerine ait elemanlar ile tarihi yapıları tahrip edebilecek levha vb. elemanlar, Osmangazi Belediyesinin denetiminde ilgili kurum ya da kişilerce düzenlenir.

7. Altgeçit, kavşak ve köprü uygulamaları "Bursa Ulaşım Master Planı" çerçevesinde yapılacaktır.

8. ANITSAL YAPILAR :

Korunması gerekli Taşınmaz Kültür Varlığı olarak tescil edilen bu yapılarda;

a. Yapılacak her türlü bakım, onarım, yeniden inşaa konularında KTV Bursa Bölge Kurulu'nun onayı alınması zorunludur.

b. Bu yapıların yapılış amacı dışında kullanılması söz konusu olduğunda da KTV Bursa Bölge Kurulunun onayı alınması zorunludur.

9. SIVIL MIMARLIK YAPILARI:

Korunması gerekli sivil mimarlık değeri olan bu yapılarda;

a. KTV Bursa Bölge Kurulu tarafından belirlenecek koruma grubu kararına göre işlem yapılacaktır.

b. Koruma Amaçlı İmar Planı ile bu yapıların içinde yer aldıkları parsellerde; ikinci bir kütle ve/veya bitişik parselde yeni kütle önerilmiş ise;

. 1/500 ölçekli plan uygulama ekinde verilen öneri kütle alanları max. "İnşaat taban alanı"dır.

. Bu kütlenin yapılıp yapılmayacağına, yapıldığı takdirde önerilen taban alanı ve kat adedini geçmemek koşulu ile gerekebilecek düzeltmelere KTV Bursa Bölge Kurulu'nca karar verilir.

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. Kütle önerilmeyen alanlarda, tescilli yapı bulunan parsellerde yapılacak ikinci yapı ve bitişik parseldeki yeni yapı için, plan şartları geçerli olmak koşulu ile, konumu vb. konularda KTV Bursa Bölge Kurulu kararı ve onayı şarttır.

II. PLANLAMA ALT BÖLGE ALANLARI:

II.A. KÜTLE ILE DÜZENLENEN ALANLAR (1/500 ölçekli"Plan Uygulama Eki" ile uygulama görecek Alanlar)

Bu alanlarda;

1. 1/500 ölçekli Plan uygulama ekinde verilen kütle alanları; "Max inşaat taban alanı" dır.

2. Bu alan büyüklüğü ve kütlenin konumu (ön bahçe mesafesi, yol cephe konturu, yan binaya bitişik ya da ayrık olma durumu gibi) değişmemek koşulu ile düzeltme yapılabilir. Bu düzeltmeler;

   a) Ruhsat aşamasında Belediye İmar Müdürlüğünce izne bağlanır.

   b) Mimari projesinden kaynaklanan kütle formu değişiklikleri plan ekindeki boyutların % 10'undan fazla olamaz.

3. Kat adeti; verilen gabari (max.h) içinde tespit olunacaktır. Bunun için;

   a) Binalarda su basman seviyesi max 1.00 metredir. (su basman yüksekliği max.yüksekliğe dahildir).

   b) Temiz kat yüksekliği min. 2.50 metredir.

4. Merdiven evleri kütle konturları içine dahildir.

5. Belirlenen yapılaşma koşulları B.B.B.İ.Y.'nin 3.01 maddesi kapsamı dışında imar planının koşuludur.

6. Tevhid ve ifraz işlemleri plan ekinde belirlenen şeklin dışında yapılamaz. Ancak;

   a) İfraz sınırı önerilmiş tescilli parsellerde söz konusu ifraz işleminin yapılıp yapılmamasına veya ifraz hattının belirlenmesinde KTV Bursa Bölge Kurulu yetkilidir.

b) Tescilli parsel ve bitişik parsel dışındaki parsellerde uyqulamadan doğacak sorunlarda Belediye Encümeni kararı yeterlidir.

7. Yol hatları; ada içinde yola bitişik tescilli yapı varsa, tescilli yapıların oluşturduğu yol cephe hattından, tescilli yapı yoksa plan ekleri üzerinden ölçülerek belirlenir.

8. Mimari Ögeler;

a) Teras çatı yapılamaz. Çatı tipi kirma çatıdır.

b) Çatı kaplama malzemesi kiremit olacaktır.

c) Çatı saçak çıkması 0.50 - 1.00 m arası olabilir. (Gizli Dere yapılamaz)

d) Açık ve kapalı çıkmalar, 1/500 Plan Uygulama Ekinde verilen max taban alanına dahil değildir.

e) Binanın yol ve yan cephesine açık çıkma yapılamaz. Açık çıkmalar yalnızca arka cephede yapılabilir.

f) Yapılan açık çıkmalarda çıkma genişliği max. 1.50 m.dir. Çıkma uzunluğu ise yan komşuya max. 1.00 m. yaklaşmak koşuluyla cephe uzunluğunun elverdiği kadar yapılabilir.

g) Binanın tüm cephelerinde kapalı çıkma yapılabilir.

h) Yapılan kapalı çıkmalarda çıkma genişliği yol genişliğine göre tesbit edilir ve 1.00 m.yi geçemez. Karşılıklı çıkmalar arası mesafe 3.00 m. den az olduğu durumlarda bu yol üzerinde çıkma yapılamaz.

ı) Kapalı çıkmalarda çıkma uzunluğu cephe uzunluğunun 2/3'sini aşamaz. Max. çıkma uzunluğu 4.00 m.dir. Yan komşuya mesafesi ise 1.00 m.den az olamaz.

i) Cephede birden fazla çıkma yapıldığında iki çıkma arası 1.00 m.den az olamaz.

j) Yapılacak verev çıkmalarda ise; çıkma genişliği (en geniş olduğu kısım) 1.00 m. olmak üzere cephe boyunca yapılabilir.

k) Zemin katlarda pencereler, cephe yüzeyinin 1/5 inden fazla olamaz. Üst katlarda pencere genişliği 0.60 - 0.90 m. olabilir. Yükseklik ise bu boyutun 1.8 katı olabilecektir.

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l) Yapıların dış cephesinde kemerli pencere ve kapılar yapılamaz.

m) Yapılarda malzeme olarak; taş, tuğla, ahşap, sıva alçı, renk olarak; çivit mavi, beyaz, kirli beyaz, sarı, açık sarı, uçuk pembe, uçuk mor kullanılabilir.

II.B- YAPI İMAR DÜZENİ VERİLEREK PLANLANAN ALANLAR
(1/1000 Ölçekli Plan ile Uygulama Görecek Alanlar)

1. Bu alanlardaki yapılaşma hükümlerinde Bursa Büyükşehir Belediyesi İmar Yönetmeliği hükümleri geçerlidir.

2. Yukarıda sözü edilen yönetmelikten farklı olan hükümler şunlardır:

a) Parsel büyüklükleri

. min. parsel cephesi 5 m.
. min. parsel derinliği 9 m.
. min. parsel alanı 54 m^2 dir.

b) Bina boyutları

. min.bina cephesi : 5 m.
. min.bina derinliği: 7 m.
. max.bina cephesi : 18 m.
. max.bina derinliği: 13 m. dir.

III. HER İKİ DÜZENLEME ALANINDA UYULACAK DİĞER KOŞULLAR

III.A. YAPILAŞMA KOŞULLARI

1. Plan sınırları içinde çekme kat yapılamaz, çatı katı bağımsız bölüm olarak kullanılamaz.

2. Sit koruma alanı içinde yeni yapılacak binalar, min. cephe şartını sağlamak amacıyla ön bahçe bırakılarak konumlanmış iseler, yerel karaktere uygun olarak h= 1.70 m. yüksekliğinde bahçe duvarı örmek zorundadırlar.

3. Binalara kot verilmesi ve bina kotlarına ilişkin tüm hükümlerde Bursa Büyükşehir Belediyesi İmar Yönetmeliği 7.08 maddesi geçerlidir.

4. Çatılarda yapılacak merdiven evi, pencere vb. elemanlar çatı eğimini 0.50 m.den fazla aşamaz.

5. Planda belirtilen kat adetleri;

   2 Kat = 6.50 m.

   3 Kat = 9.50 m.

   4 Kat = 12.50 m.

   5 Kat = 15.50 m.

   6 Kat = 18.50 m.yi aşamaz.

III.B- DIGER ÖZEL DURUMLARDA UYGULANACAK HOKOMLER

1. Konut alanı için çok elverissiz alanlarda ve gecekondu olarak yapılaşan bölgede (sınırları planda belirlenmiştir) yapılaşma dondurulmuş ve yeni yapılaşma önerilmemiştir, güncel halihazır haritası elde edildiğinde Islah Imar Planı yapılacaktır.

2. Ticaret fonksiyonu verilen yapıların tamamı ticaret fonksiyonuna ayrılabilir. Gereğinde zemin katta ticaret, üst katta konut fonksiyonu yer alabilir. Ticaret alanı içinde ateşli-gürültülü küçük sanatlar yer alamaz.

3. Rekreasyon alanlarında yapılacak hizmet mekanları için yapılaşma katsayısı 0.05'i geçemez. Max h= 3.00 m.dir.

4. Çeşitli kamu ve hizmet tesislerinin gerçekleştirilmesi için yapılacak ifraz ve tevhid işlemleri bu plan hükümlerinde açıklanan şartlara tabidir. Istisnai koşullarda KTV Bursa Bölge Kurulu ifraz koşullarını belirleyecektir.

5. Her türlü Resmi Kurum alanlarına planda verilen yapılaşma koşulları doğrultusunda, KTV Bursa Bölge Kurulu onayı ile yapılaşma izni verilebilir.

6. Plan sınırları içinde yer alan sanayi tesislerinden tescilli yapı olanlarının bazılarının fonksiyonları aynen korunmuştur. Bu nedenle, yapılar ve içindeki geleneksel üretim araçlarının fonksiyon değiştirilerek müze vb. haline dönüştürülmesi KTV Bursa Bölge Kurulu onayı ile sağlanabilir.

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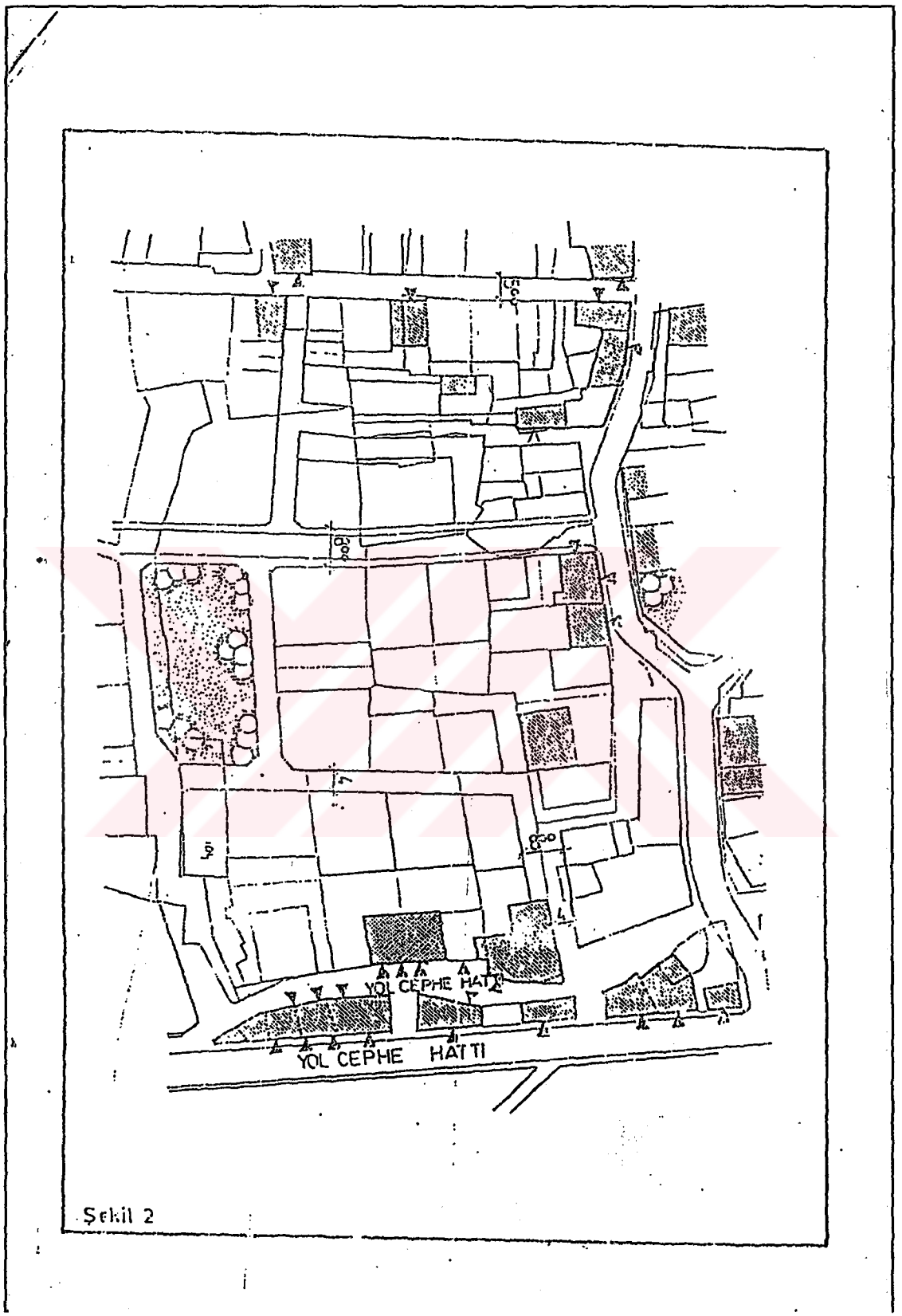

Figure 27 Addition of Conservation Plan Notes Decision