

INTERVENING TO URBAN DECLINE BY URBAN DESIGN TOOLS IN WALLED CITIES:
LEFKOŞA

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ABSTRACT

INTERVENING TO URBAN DECLINE BY URBAN DESIGN TOOLS IN DIVIDED CITIES:LEFKOŞA

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Urban decline in walled cities has been condemned to be a significant phenomenon in different fields as political economy, urban design, city planning and urban sociology. The aim of the study is to determine the association between physical urban space and social urban space in declined walled cities and handle the fact of urban decline in a two dimensional point of view by examining both the social space and physical space as well as the part and the whole in an integrated approach. The integration of social policy and urban design in walled cities is a new issue in urban planning that this study puts arguments on the analysis and solutions to urban decline by respecting both social and physical space via the case study of the Walled City of Lefkoşa. The main aim of the study is to determine whether urban decline can be solved or prevented via urban design tools. In order to sustain the sole aim, the features and causative forces of urban decline are investigated. Afterwards, solutions to urban decline including the role of urban design are investigated in general context and in historical urban quarters respectively. To narrow down to focus of the study, the research is concentrated in the concept of wall, the types of walled cities, their decline features and solutions via urban design approaches. Under the light of mentioned research findings, the decline and urban design features of the walled city of Lefkoşa were discussed. At the end, the study suggests further recommendations in terms of urban design to prevent urban decline for the walled city of Lefkoşa.

Keywords: Urban decline, historical urban quarters, Lefkoşa, Walled Cities, Urban revitalization, Urban Design

ÖZ

KENTSEL TASARIM ARAÇLARININ DUVARLI KENTLERDE KENTSEL GERİLEMEYE MÜDAHELESİ: LEFKOŞA

Özdemir, Sıla

Yüksek Lisans, Kentsel Tasarım, Şehir ve Bölge Planlama Bölümü

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Surlu kentlerde kentsel gerileme ekonomik politika, kentsel tasarım, şehir planlama ve kent sosyolojisi gibi birçok alanda önemli bir olgu olarak kabul edilmektedir. Bu çalışmanın amacı surlu kentlerin gerilemesinde sosyal mekan ve fiziksel mekan arasındaki ilişkinin bütünleşik olarak ele alınmasıdır. Surlu kentlerde sosyal politika ile kentsel tasarımın bütünleştirilmesi yeni bir çalışma alanıdır. Bu çalışma sosyal ve fiziki mekanın gözetilerek kentsel gerilemenin surlu kentlerde irdelenmesi ve çözüm üretilmesini Lefkoşa Surlarıçi çalışması ile incelemektedir. Çalışmanın temel amacı kentsel gerilemenin kentsel tasarım araçlarıyla çözümlenebileceği veya engellenebileceğinin irdelenmesidir. Çalışmanın temel amacına ulaşmak için kentsel gerilemenin göstergeleri ve tetikleyici faktörleri irdelenmiştir. Sonrasında, kentsel gerilemeye yönelik çözümler hem genel çerçevede hem de tarihi kent parçaları özelinde incelenmiştir. Çalışmanın odağını daraltmak amacıyla araştırma duvar kavramı, duvarlı kent çeşitleri ve duvarlı kentlerde kentsel gerileme emaraları ile bunlara yönelik üretilen kentsel tasarım çözümlerine odaklanılmıştır. Araştırma sonuçlarının ışığında, Lefkoşa Surlarıçi'nde kentsel gerileme süreci ve alanın kentsel tasarım değerleri tartışılmıştır. Çalışmanın sonunda kentsel gerilemenin kentsel tasarım araçlarıyla önlenmesine yönelik öneriler tartışılmıştır.

Anahtar Kelimeler: Kentsel gerileme, tarihi kent parçaları, Lefkoşa, Surlu Kentler, Kentsel canlandırma, Kentsel Tasarım

To my beloved mother

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CHAPTER 1

Introduction

1.1. Aim of the Study

Cities experience changes and fluctuations through time with respect to changes in political, social and environmental processes at regional, national and international level. Urban space requires adaptations to incremental change which is transformed through many small alterations in time. There also occur different levels and scope of urban change such as sudden large scale devastations like wars, epidemics and natural disasters or the large scale developments like Haussmannization.

“Dynamics of the economic structure and ever evolving activities, further highlighted by the mobility of social classes turns the city into an arena of conflicts. Under these circumstances the city produces and reproduces itself.”(Günay, 2009, p. 129)

As Günay (2009) states, cities produce and reproduce themselves to adapt to changes. Nevertheless, some parts of cities which cannot reproduce the urban environment may result in urban decline. Declining trends of old inner city quarters of cities has become an urban phenomenon since industrial revolution. The general reasons of urban decline are explained by very common reasons in different approaches whereas urban decline is mainly linked to economic and social activity changes, demographical and physical changes. Economic dynamics, political structure and demographic changes may or physical and structural changes of urban can create macro scale or micro scale dynamics which stimulates urban decline. In terms of change and decline of urban space, those effects are generally inter-related to each other as a multi-scale integration. In other words, there exists a part and whole relationship in urban phenomena.

One of the concerns of the study is the integrated point of view towards urban decline problem including social policy, urban design and protection of cultural, historical, architectural heritage.

“There is no form without content. There is no content without form.” (Lefebvre, 1996, pp. 135)

Since the enlightenment period, cumulative knowledge in many disciplines has been growing. Growth of human knowledge was also accelerated by industrial revolution and by globalization trends in the world. The greater growth in the complexity of human knowledge and interaction brings increase in specialization. The 20th century counter-Keynesian economist Hayek emphasizes the imperfection of knowledge and human mind which brings a necessary specialization. The imperfection of human mind, the huge and growing cumulative knowledge in each discipline and sector, limited ability and life-time of individuals are explained as the need for specialization. On the other hand; the reasoning of specialization has also an economic logic in terms of the means of development. Specialization brings division of knowledge produces growth of cumulative social knowledge and this growth requires further division (Smith, 2006). Hayek argues that increase in the cumulative sum of academic knowledge will lead to specializations since the narrower and deeper knowledge in specific field will be more beneficial in the sense of encompassing wider field in terms of economic growth. (Figure 1.1)

Hayek’s arguments can also be derived from Adam Smith’s theory. The classical economist Adam Smith’s theory of “division of labor” argues that the Wealth of Nations lies in the concept of economic growth. According to him, economic growth can be achieved by the increasing *division of labor* by the specialization of the labor force. Under this regime, each worker becomes an expert of the one task of production, thus increasing his efficiency.

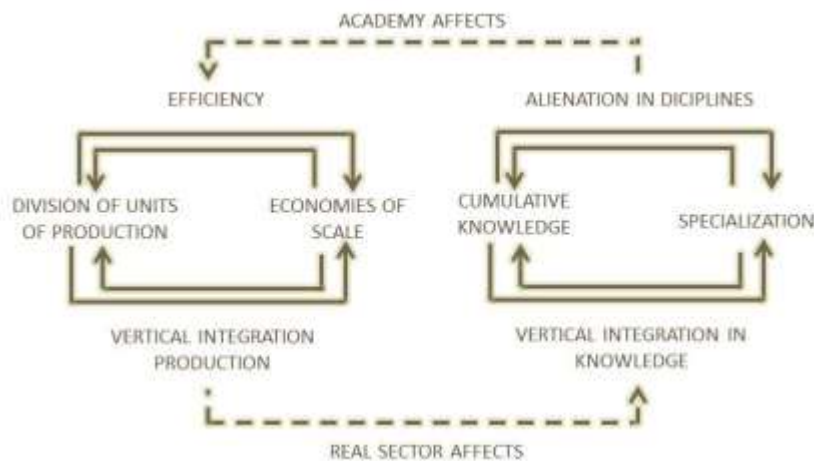


Figure 1.1. Roots and Dynamics of Specialization in Knowledge

“Today, thanks to the rise of knowledge work and communications technology, this subdivision of labor has advanced to a point where the next difference in degree will constitute a difference in kind. We are entering an era of hyperspecialization—a very different, and not yet widely understood, world of work.” (Malone et al., 2011)

Similar to Malone’s comment, the complex urban problems mainly emerged after industrial revolution and two World Wars that resulted in the trend of further specialization in built-up environment disciplines. Three sub-disciplines and many sub-disciplines focusing on built environment emerged. In terms of analyzing and solving the problems of cities; consideration of the whole system rather than monitoring the parts may be needed. The large urbanization trends led to more specifications in built up environment. The civic design of pre-industrial period revealing the unified practice of architecture, city planning and civil engineering has been divided into many disciplines and sub-disciplines in time.

Since the 1960s architecture, planning, landscape architecture and their sub-fields have been focusing on different aspects of built environment. Urban design emerged as an integrated discipline between urban planning and architecture as a recreated mode of the civic design of pre-war period. Nevertheless; till the last two decades, urban design is considered to be a sub-discipline of physical form design with little interest in urban sociology, urban politics and urban geography. Those sub-disciplines which constitute social and policy side of the planning emerged in 20th century by the interaction of urban planning with other major disciplines as management, sociology or economics. All specialists have different vision in terms of understanding the urban space including different level of abstractions of urban phenomena. (Figure 1.2)

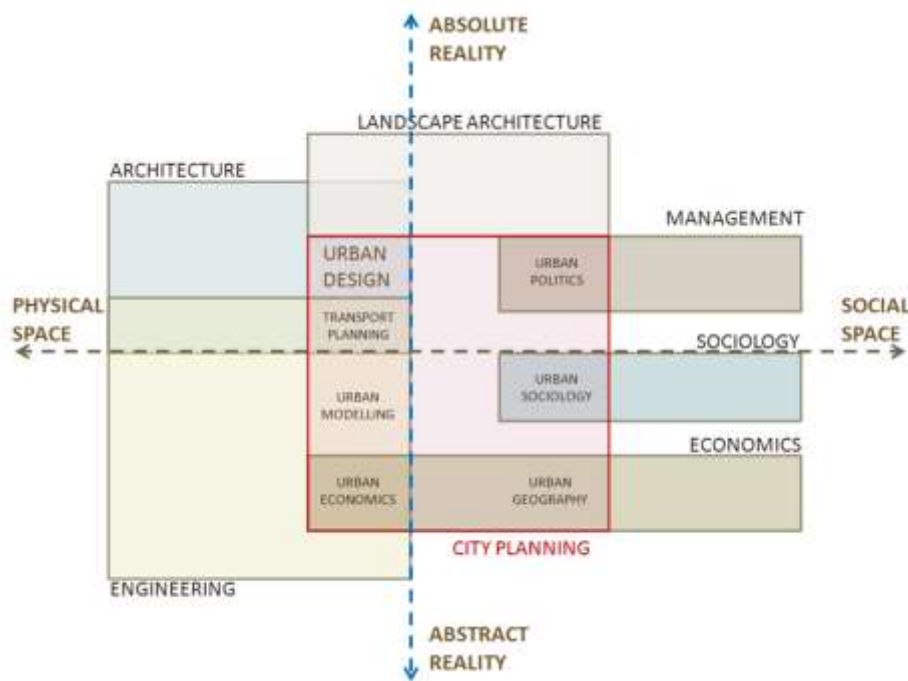


Figure 1.2: Differentiation and Specialization of Civic Design

In the 1960s a tendency in terms of understanding that urban designers generally focus on the physical production of urban space as in a more comprehensive approach occurred; as the

physical intervention can organize and orient the economic and social activities. However, respectively in the 1980s, it was argued that the reproduction of the society was not limited with the physical interventions of a limited site. On the other hand, the sociologists or policy planners may disregard the physical side of urban space. The same differentiation is also the case in analysis of some urban problems including urban decline. Mainly physical and social decline of urban space generally emerges in the urban space together. Moreover, without understanding of socio-economic forces of physical decline of urban quarters, an effective physical intervention cannot be achieved.

In recent decades a tendency for integration of those fields more comprehensively occurred. The main aim of this study is to investigate urban decline in historical urban quarters including physical and social and economic aspects by an integrated point of view. The integration of social policy and urban design in old inner-city quarters is a new issue in urban planning. Thus, the research findings, literature review and data collection will be valuable for related disciplines in terms of further studies and for synthesizing two aspects of urban planning as physical space and social space related sub-professions.

1.2. Focus of the Study

Professor of urban design Ali Madanipour (1996) emphasizes that urban designer looks at space as a combination of people and objects. Thus, in order to understand urban design to understand the urban space and the processes that produce it is needed. It can be said that urban design is a socio-spatial process understood as an agglomeration of people, objects and events (Madanipour 1996, p.3). The relationship between space production and social activities of everyday life in order to understand these intersections should be understood to design within them.

Therefore, in terms of urban design, the political, economic and cultural processes that produce and use urban space should be understood (Madanipour, 1996, p.218). In addition to the causal aspect of social space in urban design; physical design also affects social and economic life as a consequence more than limiting by aesthetic concerns (Madanipour, 1996, p.219). Thus, any intervention to physical or social aspect of urban space will affect each other and the first focus of the study is the interaction between social and physical space in declined historical urban quarters. (Figure 1.3.)



Figure 1.3: Social and Physical Space Relationship in Analysis of Urban Decline

Historical walled urban quarters can be regarded as crucial elements within the urban systems as they are generally hub of important activity system for cities, services, the distribution of which directly affects overall intra-urban spatial organizations. Urban centers are not only the places for central activities but also the main place for social interaction as a role of the main system of public space for the whole city. Although the societal impacts affect the social space of urban centers mostly in macro-scale, the physical decline emerges through fabric and structure in micro-scale. As well as the social and physical space re-creates and stimulates each other, decline of historical urban centers can also be handled by viewing the whole picture by considering the parts. Thus, the second focus of the study is the part and whole relationship.



Figure 1.4: Part and Whole Relationship in Analysis of Urban Decline

1.3. Scope, Research Questions and Hypothesis

The driving forces leading urban decline differs in different paradigms and approaches. Furthermore; urban decline or urban shrinkage has a broad definition that it covers residential areas, industrial and commercial quarters, urban centers and suburbs. In this study; decline in old inner city quarters is the issue to be investigated.

The case study of the thesis is selected as the walled city of Lefkoşa. The city is the capital city of Cyprus since centuries. The whole island, the city of Lefkoşa and the walled city was divided by Green line into two different quarters as the Turkish sector in the north and the Greek sector in the south. The walled city of Lefkoşa has experienced both physical and social decay since the end of the 19th century. In addition to the physical decay of urban fabric in micro scale, the invasion and succession processes, political division of the city and other macro scale impacts are visible in old central quarter of the walled city.

Thus, a serious locational and functional obsolesce occurred and the current planning practices focused on the restoration of individual buildings or determination of the social profile independent from each other. The process of decline has accelerated in last 20 years in spite of some planning regulations of local and International bodies. The crucial aspect of the case study is that the walled city of Lefkoşa has experienced similar consequences of urban decline. However; the casual forces of urban decline was different than the commonly argued forces in literature.

In other words, Lefkoşa has characteristic features of urban decline with respect to decayed cores of historical urban quarters. In addition to commons, there exist unique characteristics of Lefkoşa. The city is surrounded by fortification walls, a key element of old city, which were built during Venetian period giving the macro-form of Renaissance Ideal city to the quarter. Also the “Green Line” which emerged due to conflicts in the island in mid-20th century is the other element of wall existing in the city and by the way making the city a divided capital. Although, Turkish Republic of Northern Cyprus is regarded as a de-facto state and its both political condition and physical segregation has impact on the decline of the walled city, different variables both in terms of results and driving forces of urban decline also occur.

As well as physical appearance and aesthetic quality of cities, urban design also considers integration of urban space such as urban decline phenomenon. Colquhoun (1995) states that urban design can be regarded as an effective tool to attain economic targets, social requirements, as well as by its role in creating effective and attractive places. The walled city of Lefkoşa as a historical urban quarter, has been subject to a continuous decline process. Under the light of above mentioned reasons, the main hypothesis of the study is that “*Urban decline in Lefkoşa can be solved or prevented by urban design tools*. To test the main hypothesis research questions intended to be answered in the study that:

1. What are reasons and features of urban decline and more specifically in historical urban quarters?
2. What are solutions and interventions to urban decline and more specifically to historical urban quarters?
3. What is the role of urban design in emergence and intervention to urban decline and peculiarly in historical urban quarters?
4. What are the effects of walls in decline and design of cities?
5. What are the world examples and interventions tools?
6. What is the scope and features of urban decline in the walled city of Lefkoşa?
7. How the two walls of Lefkoşa affect the social and physical space?
8. What are the features of decline in the walled city of Lefkoşa?
9. What are the urban design and morphological elements existing in Lefkoşa, which of them can be handled as intervention tools to urban decline?

1.4. Method of the Study

Qualitative research is a type of scientific research. In general terms, scientific research consists of an investigation that it;

- (i) Seeks answers to a question
- (ii) Systematical uses a predefined set of procedures to answer the question
- (iii) Collects evidence
- (iv) Produces findings that were not determined in advance
- (v) Produces findings that are applicable beyond the immediate boundaries of the study

Case Study is regarded as a qualitative research method that there define different types of case studies assured by single or multiple cases. Single cases are used to confirm or challenge a theory, or to represent a unique or extreme case (Yin, 1994, cited in Tellis, 1997). With respect to the aim of the study, hypothesis and data sources; single case study analysis as a qualitative research method has been selected for the study (Table 1.1).

Table 1.1: Research Design of the Case Study

	Case Design	Case Type	Case Study Type	Hypothesis Test
Lefkoşa	Single	Extreme/ deviant cases	Instrumental	H0 or H1

Urban decline is a process which emerged through a span of time in urban quarters. As a result, the synthesis of the studies conducted in different periods is needed to be used. In terms of data collection of the case study, a multi-method approach to the research was employed by collection of information firstly from documents which constitute written reports, books, articles, researches, formal studies or evaluations of the same site under study, articles appearing in the media and websites related to the project.

For monitoring the long-term span of change, historical maps, bibliographies and pieces of literature are used. Furthermore; to evaluate the urban change occurred during 20th century, related data was gathered from books, articles, academic thesis and United Nation's development plan reports including household surveys conducted related to it. For the present time analysis, the development project reports of the Walled City of Lefkosa prepared by EBI focusing on detailed analysis of land use patterns as well as the profile of inhabitants including household and business is used. The data and survey results are utilized to analyze the current problems, trends, opportunities and needs of the quarter.

1.5. Structure of the Study

The following chapter gives brief information about the concept and features of urban decline in a broad manner. In addition; the major factors enforcing urban decline is discussed under social, economic and legal driving forces including the role of planning paradigms. By narrowing down the concept, decline in historical urban quarters and main features are discussed. Furthermore, world examples of historical urban quarters which are subject to decline are explained. At the end of the chapter, by narrowing down the topic, the major trends of urban decline in historical urban quarters is discussed.

In the third chapter; the scope and historical evolution of the tools of urban decline is mentioned. By narrowing down the focus to historical urban quarters, intervention tools and approaches to historical urban quarters is explained. Then the role and elements of urban design tools to interfere with historical urban quarters is discussed. At the end of the chapter, the intervention tools of urban design tools to urban decline is evaluated briefly.

In the fourth chapter, the concept of wall in urban space is identified. Two types of walls in cities as the divider and unifier walls are described. Furthermore the types of walled cities including world examples are explained.

In the fifth chapter first the general information about the case study area which is the walled city of Lefkoşa is explained. Then according to the outputs acquired from literature review, the features and the scope of urban decline process of the walled city of Lefkoşa is discussed.

In the sixth chapter, at the beginning the morphological and chronological evaluation of the walls and the historical quarter of Lefkoşa is explained. Furthermore, morphological elements and urban design analysis of Lefkoşa is clarified. At the end of the sixth chapter, the urban design and urban decline features and the concept of walls of Lefkosa is evaluated. Then, scheme for urban design approaches which can be implemented in the walled city of Lefkoşa is proposed.

The last chapter of the thesis associates all of the study and presents a comprehensive perspective to the study. It concludes with an overview to the research as a whole, briefly rewords the aim, proposition, hypothesis of the research, and research methodology, and goes over the flow of the thesis. Then, the outcomes of the researches and the results of the evaluation of urban decline of the walled city of Lefkoşa is summarized. As a result, this thesis examines the conceptual definitions of urban decline and suggests a scheme for the revitalization of the walled city of Lefkoşa via urban design tools and policies. (Figure 1.5)

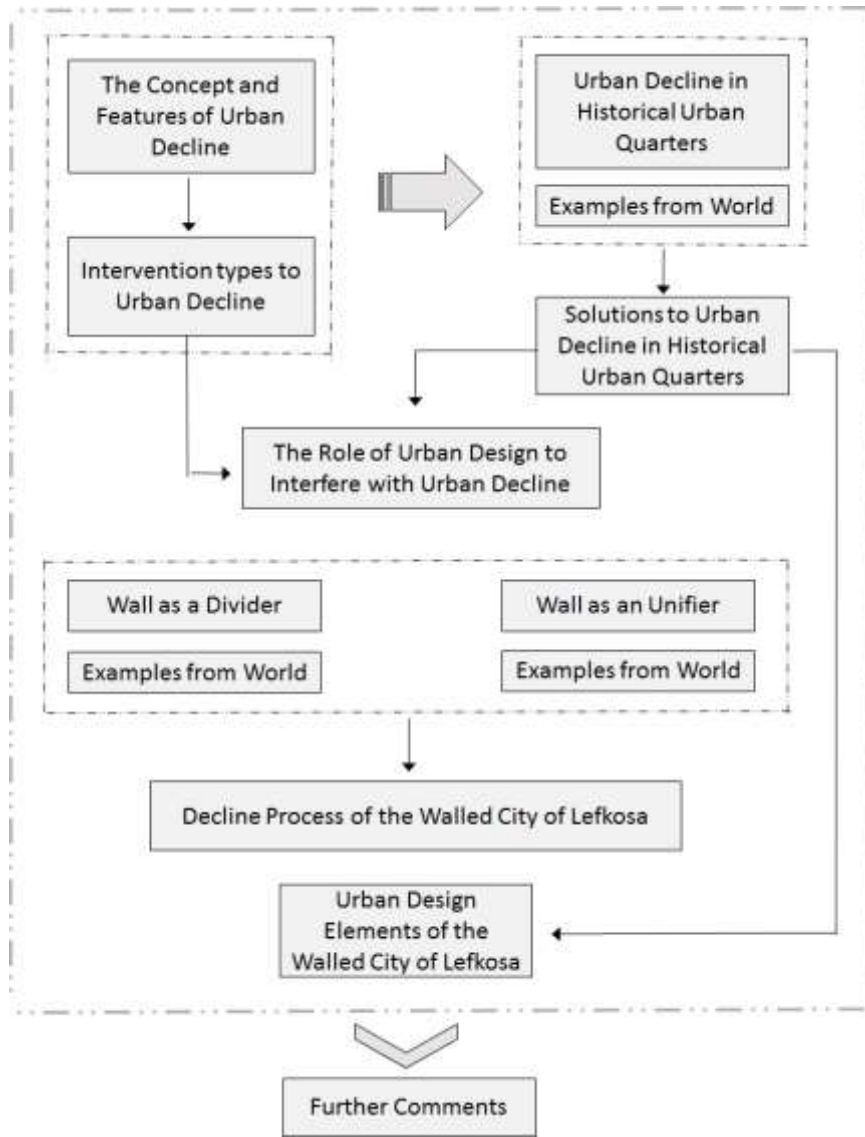


Figure 1.5: Structure of the Study

CHAPTER 2

The Process of Urban Decline

This chapter has set conceptual, contextual and theoretical frameworks by narrowing literature analysis of urban decline with respect to features of the case study area by considering the whole and part relationship. Furthermore, rather than focusing only physical space such as the morphological pattern or the urban design elements, this chapter aims to provide a background of understanding the dynamics of social space parallel to the second focus of the study which is the integrative relationship of social and physical space in urban context. Since the research question of the thesis is determined as “*Whether urban decline can be solved or prevented by urban design tools?*”, in this part of the study, firstly “What urban decline is?” is firstly investigated. Then, for the determination of tools to intervene in urban decline, the major driving forces creating urban decline is discussed. Then in this chapter, to narrow down the topic and focusing to features of the case study, urban decline features in historical urban quarters are investigated. At the end of the chapter, a table of world examples of historical urban quarters suffered from urban decline is analyzed.

2. 1. Concept of Urban Decline

Cities experience changes and fluctuations through time with respect to changes in political, social and environmental processes at regional, national and international level so urban life, as well as the physical context has been subject to transformations in time. The change and formations can be regarded as necessary; however, some problems may also be created in socio-economic structure and in urban fabric. Kostof (1992; cited in Madinapour, 1996) identifies the effect of historical processes on urban form that he identifies three means of urban change. The two of them are condemned to be sudden that firstly the natural effects like earthquakes and secondly wars or fires or the large scale intervention to urban form like Haussmannization. The other one is incremental change which is transformed through many small alterations through time.

Günay (2009) explains that “*dynamics of the economic structure and ever evolving activities, further highlighted by the mobility of social classes turns the city into an arena of conflicts.*”

Under these circumstances the city produces and reproduces itself.” The period of reproduction may result in decline of some regions in a global manner and rise of some others. Similarly inside the cities and towns while some parts gain investment and attractiveness, some parts loose. The need of change and transformation dates back to the emergence of first cities. The famous burning of Rome on the night of July 18 (or 19) in AD 64 can be considered as a “systematic slum clearance projects” which terminated a large area. (Mumford, 1966, p.255; cited in Günay, 2009).

The concept of urban decline emerged in mid-1970s in order to describe the effects of industrialization on cities in industrialized societies. However, the concentrations of disadvantaged population suffering from insufficient housing and environmental conditions was an urban phenomenon till the born of industrial city. Urban decline has been discussed in literature both by considering the parts and the city as a whole. Friedrichs (1993) argues that decline is the outcome of de-industrialization process that the whole city may lose the relative economic position in a wider market. As a result of rising unemployment the city, population migrates to other urban areas. The urban decline in this respect can be regarded as the result of the competition of regions and cities which is accelerated after the 1980s.

In the other definition, urban decline occurs in a certain part of the city whereas the other parts grow. After WWII, many cities suffered from decline in central area or in inner-ring suburbs with population decline, ageing infrastructure in addition to decrease in quality and capacity of schools, commercial corridors and housing (Carter, 2003; cited in Kompil, 2005). The decline can take place in old industrial quarters, old urban central areas, neighborhoods or downtown areas.

Decline of old industrial quarters or downtown regions of large metropolitan areas have been parallel but not with the same forces. The decline of old industrial areas have more economic reasons such as; low level technology of plants, environmental impacts and economies of scale. In terms of decline of downtown regions of large metropolitan areas similar forces occur in a more distinctive way than medium or small size cities. In addition to the decentralization trends and congestion problems in inner city, the information technologies and advanced telecommunication tools may also accelerate the decline trend of downtown regions of metropolitan cities (Osmy, 1998; cited in Kompil, 2005). However, decline of old industrial quarters or downtown zones of large urban metropolitan areas are out of the subject matter of this study. On the other hand, this study will focus on the decline of old inner city central areas which dominantly have a neighborhood character in medium or small-sized cities.

2.2. Definition and Features of Urban Decline

Urban decline can be explained as loss of urban life such as; loss of people, loss of cultural and social capital, and loss of use-value of the built structures and, finally, loss of economic activity.

Beauregard (1993: 36 cited in Laursen, 2008) states that “One of the more conventional ways to recognize urban decline is as a loss.”

Robert Kaltenbrunner (IBA-Buro 2006: 38; cited in Laursen, 2008) defines that “*Structural economic weakness and a lack of jobs and job training opportunities; the departure of the young and the skilled; empty housing; rising poverty; a high percentage of old people; dwindling tax revenue to pay for the increasing costs of social security; a poor image and a reluctance to invest, all of which combine to reinforce the existing structural economic weakness – generates an overall downward spiral encompassing every aspect of urban life in the form of structural shrinkage*”.

2.3. Factors of Part and Whole in Urban Decline

“... no pattern is an isolated entity. Each pattern can exist in the world only to the extent that it is supported by other patterns: the larger patterns in which it is embedded, the patterns of the same size that surround it, and the smaller patterns which are embedded in it. This is a fundamental view of the world. It says that when you build a thing you cannot merely build the thing in isolation, but must also repair the world around it, and within it, so that the larger world at that one place becomes more coherent, and more whole; and the thing which you make takes its place in the web of nature, as you make it.”(Alexander, 1977; cited in Collins & Collins, 1965, p. 16)

Madanipour (1996, p.218) argues that the best possible way to understand urban is working in the intersection between space production and everyday life. In order to understand these intersections and to be able to design within them, Madanipour states that it is needed to know about the political, economic and cultural processes that produce and use urban space (Madanipour 1996, p.218). Consequently, it is said that urban design can promote a socio-spatial agenda in which both social and aesthetic concerns matter (Madanipour 1996, p. 219).

Crime, physical blight, social polarization and many other causes can change the composition and social structure of a community and neighborhood that physical decay, changing transportation and accessibility requirements or impossibility of adapting buildings to accommodate new uses can remove the industrial, warehousing, residential and retail uses in some districts (Roberts et al., 2004; p.24).

Urban decline in inner cities can occur as a result of the dynamic nature of social, economic, environmental, demographic and political processes in local and regional levels as well national level. Moreover, causes of decline are not strict and unique since each locality has different characteristics. Agan & Arkon (2003) describes two categories of factors by considering the whole and parts in order to understand why some inner city quarters loose attraction as;

1) General Factors:

- (i) Attitudes of people to the effects of extensive developments observed in the environment
- (ii) Technological developments and change in attitudes, values, demands and needs of inhabitants
- (iii) Social and economic policies with disruptive effects on building stock and the urban fabric
- (iv) General market forces and trends
- (v) Intervention of public authorities in land-use decisions
- (vi) Lack of policies through the legal framework
- (vii) Incompatibility between central and government policy frameworks
- (viii) Changes in modes and types of urban transportation systems

2) Area Linked Factors:

- (i) Inadequacy in the action and interventions to enhance run-down areas
- (ii) Increases in land prices and property values in particular urban districts
- (iii) Congestion of transport facilities and accessibility problem to concerned areas
- (iv) Attitudes of official and commercial facilities to periphery development
- (v) Low quality of standards in building stock
- (vi) Transfer of central urban functions to periphery and removal of unnecessary public institutions
- (vii) Official and commercial facilities

The restructuring of town and cities can also be seen as a global process, at another level it may be condemned to be the future survival of an economic activity. (Feagin and Smith, 1987, p. 13 & Jacobs, 1961; Boddy, 1992; cited in Roberts et al., 2004; p.24)

Roberts describes four major aspects of urban change as;

- (i) Economic Transition and Employment Change
- (ii) Social and Community Issues
- (iii) Physical Obsolescence and New Requirements
- (iv) Environmental Quality and sustainable Development

Urban problem can be seen as a part of a broader process of restructuring in which older urban areas have suffered mostly from inherent weaknesses in the structure of their economic base and their inability to adapt to new trading and infrastructural requirements (Robson, 1988; cited in Roberts et al., 2004; p.25).

'It is absurd to attempt to deal with urban deprivation as something quite separate to progress in the urban unit of which it is a part' (McConaghy, 1972, p. 205; cited in Roberts et al., 2004; p.25).

The preceding discussion of economic transition provides an initial insight into the origins of many of the social problems exist in urban areas that the other factors such as;

socio-demographic trends, the adjustment and breakdown of traditional family and community structures, the changing nature and outcomes of urban policy and the consequences of changing social perceptions and values (Roberts et al., 2004).

Although the trend of planned and unplanned decentralization has many and complex reasons behind, it may be important to determine the push and pull factors to understand the dynamics of urban decline. Roberts et al. (2004) explains the pull factors as the availability of cheaper and more attractive housing, improved quality of life and better urban services in addition to the changing location of employment opportunities that employment areas were also suburbanized as well as housing. This trend is explained by Short (1996) by the mutual link between housing and labor markets. The push factors have also considerable importance that they are generally linked to urban image. Escaping from noisy and crowded city is an important factor affecting the attitude towards the inner city. (Fowler, 1993; cited in Roberts et al., 2004) The abundant areas are generally filled by lower income groups that it creates a cyclical declined image of the inner city areas.

Roberts et al. (2004) also identify the reason of the decline of the inner city as the breakdown of traditional structures of community and kinship as well as neighborhood structure. They identify that the disappearance of traditional sources of employment, the effects of policies aimed to rehouse urban residents, the impact of infrastructure and commercial property development, the decay of the environment, and the absence of adequate social facilities have combined to erode the cohesion of many urban communities. The physical and social decline is characterized by population and employment loss with a net out-migration of population, firms and activities (Roberts et al., 2004, p.63). In other words, there is not a single or one sided-reason for the decline of old inner city that there occur different views from different perspectives in terms of the reasons of urban decline which can be observed from Table 2.1.

Table 2.1: Explanations for Urban Decline by Different Approaches (Roberts et al., 2004, p.64)

Structuralist	Structural change in the global economy; rise of new economies with differing spatial / locational requirements
Counter-urbanization	Pull factors of rural areas and the push factors arising in urban areas causing firms and population to move out
Marxist	Need to maximize exploitative potential of capital by using cheaper, flexible, less militant labor that can be found in less urbanized areas.
Sectorial or planning	Unintentional effects of spatial planning policies such as development
External ownership	Increasing external ownership of firms in urban areas by others with little local allegiance
Product-cycle	Standardization means that manufacturing can happen almost anywhere so production elsewhere becomes highly probable

2.4. The Role of Planning and Design in Urban Decline

Taylor and Newton (cited in Ergenekon, 2003) classify urban development in four levels as; “Urbanization”, “Suburbanization”, “De-urbanization” and “Re-urbanization”. Urbanization is described as the first phase of urban growth that it is an accumulation process of population which creates organizations, division of labor and specialization which also changes environment, human behavior and relations. Suburbanization is another phase of city growth by a residential relocation to the surrounding suburbs from central city. The phase of de-urbanization can be viewed as an economic and demographic decline that it is also characterized by losses in the inner city area and its close suburbanized periphery. Finally, re-urbanization shows the period following the rapid growth in urbanization that different accumulated problems and solution attempts emerges in that phase.

With industrialization, urban population increased rapidly, the cities expanded physically and they diversified. Modern cities emerged after the emergence of industrial city. Mass production and manufacturing activities moved to the suburbs by transportation channels like automobile, water systems and commuter trains that the goods, people and information were mobilized. However, in the 1970s and the 1980s, the economic and political spread challenged the urban system of the modern city so the postmodern city emerged. In addition; in postwar period, residential, commercial and industrial developments were located along highways that this restructuring process resulted in both partial growth and decline of cities. Harvey (1989, p. 256; cited in Madinapor, 1996) describes modernism as a utopian program which aims to transform society by transforming space, which is directly and indirectly affected by capital accumulation through mass production.

It can be argued that technological innovations in exchange and communication systems were resulted in change in space and time relations. The technological innovations of modernist era such as railway, telegraph and private car changed the urban growth and decline patterns that similarly the post-modernist era also changed the space-time pattern and urban structure radially by innovations such as; computer systems, electronic sensing and telecommunication technology (Ergenekon, 2003). As a result, in two phases the core-and periphery structure both in terms of the world and urban context has altered. Many historical urban quarters including the walled ones inherited from pre-industrial period; thus, could not be adapted to those new social and economic patterns.

Modernism emerged after the second half of the 19th century with mass migration movements, urban growth and enormous changes in built environments. Planning was subject to the new school of thought of modernism to solve the technological, sociological and psychological problems emerged with the rapid changes by industrialization. By modernist planning thought, ornamentation and personalized design was eliminated that large-scale, metropolitan wide, technologically rationalized and efficient urban plans dominated the practices. The modernist approach to history was developing an evaluation and a critique of the past and establishing modern solutions. This was regarded as an achievement of the age (Gibberd, 1959; Giedion, 1967; LeCorbusier, 1971, cited in Madinapour, 1996).

Post-modernism holds a conception of the urban fabric as a fragmented hodgepodge of past forms which superimposed or overlaid on each other that many disciplines and professions have been influenced by it (Harvey, 1989). Similarly, Modernist planning is challenged by the political and economic manifestations of post modernity. In the 1970s and the 1980s, planning responded to new economic and political scheme that it became more fragmented and piecemeal. The different perspectives in different periods and planning approaches can be observed from Table 2.2.

Table 2.2: The Different Perspectives in the early modern, modern and post-modern debate and changing planning concepts (Ergenekon, 2003)

	<i>Early Modern</i>	<i>Modern</i>	<i>Postmodern</i>
	<i>1900-1914</i>	<i>1920-1939</i> <i>1940-1970</i>	<i>1960-1979</i> <i>After 1980</i>
<i>Concept of the City</i>	The city as a symbol of social order / disorder	The city as an object, as mass housing	The city as landscape; as an expression
<i>Forms of administrative intervention</i>	Uncoordinated voluntary and municipal initiatives	Municipalities as agent of state	Deregulation deconcentration, decentralization
<i>Decision making styles</i>	Piecemeal blueprint	Comprehensive either blue print, unitary or adaptive	Piecemeal, coping with the contradictions
<i>Form of Economic organization</i>	Increasing standardization	FORDISM Mass production of standardized products; emphasis on repetition and simplicity	POSTFORDISM Flexible and small batch production of a variety of product types
<i>Themes in Urban Design</i>	Public health, lower densities, more daylight and sunlight	Continued emphasis on lower densities, day and sunlight; functional zoning, mixed flats and houses	More diversity; more emphasis on local context, mixed land uses

The middle and upper classes abandoned cities to the poor, and large parts of urban areas are slowly becoming live-in ruins since the majority of affluent population is segregated and dispersed to suburbia which is neither urban nor rural. Such morphology of homogeneous environment creates mandatory daily work and school trips, reduces personal relations, exchange aspects of community and sense of belonging. However, some wealthy groups have been gentrifying to the most desirable areas to a few large cities (Lozano, 1990).

Today a city of industrialized countries builds internal walls against themselves whereas the traditional city built external walls against outsiders. (Lozano, 1990, p.6)

Moreover; in some metropolitan areas, glimpses of postindustrial city have appeared by car dependent exurban centers with mix-use of employment and residential facilities. Unlike the old urban centers, such centers are isolated and stimulated by social segregation. By isolating themselves from the whole city, such centers aim to create small-town qualities with a different understanding of technology, values and scale. At the same time, slums grew and became ghettos. The scenario of developed cities are also echoed in many developing countries. Mass flows of landless peasants have been crowding the cities whereas the elites have been moving out of the city (Lozano, 1990).

Whether the disintegration of cities is the product of the fault of designers or planners is a crucial question. However; in one sense it is not since there are limits to what community designers affect the socio-spatial structure. Technological and socio-economic forces are also powerful indicators and determinants in the evolutionary process of human settlements. Suburbanization of jobs and housing, new industrial production, information technologies, new transportation facilities and public policies are some examples of those forces. The results of those forces are permanent inner-city poverty, lower educational quality and socio-spatial segregation.

However, the fault of the designers is to recognize those powerful forces and trying to create human environments in the frame of those forces in a passive manner without considering the socio-spatial results of them. Thus, the new morphology of cities created much more disintegrated and sterilized human environments like high-rise public housing and car-oriented shopping-strip areas.

There are limits that community design can shape the urban environment. Therefore, the decline of inner-city areas and disintegration of the urban community has been mainly shaped by socio-economic and technological forces rather than architects, urban designers and city planners. Nevertheless, there is an important failure of designers that they supported the above mentioned forces and create disintegrated and sterilized physical environments. Lozano (1990) states that designers followed the trends in a passive manner and did not question the casual relations of socio-physical environment that this attitude worsened the disintegration problems.

It is obvious that as Lozano (1990) explains “Better” design is not a complete cure for the ills of modern society. However, it is also stated that “*Design should have an active role in shaping human settlements rather than echoing other factors.*”(Lozano, 1990, p.7)

2.5. Urban Decline in Historical Urban Quarters

Feilden and Jokhiletho (1993) claim that modernist planning failed to understand the unique and cultural values of historical urban quarters that modernist planning tools has a role in decline of

historical urban quarters. They offer some fragile aspects of historical urban quarters, mainly of the cores as;

- (i) Demographic growth and the worldwide drift of population from rural areas towards urban centers, leading to social changes and dilapidation in the historic center, where dwellings are often overcrowded and unhealthy,
- (ii) The increasing use of private motor transport with penetration of historic urban areas,
- (iii) The development of high-rise buildings which causes negative impact on micro-climatic and environmental conditions of historic urban areas,
- (iv) The economic functions of historic areas have been threatened by changes in the methods and scale of urban activities in terms of industrial and commercial operations,
- (v) Transformation from traditional to mass production trends drive larger buildings and generate more traffic which is beyond the level of carrying capacity of historic urban areas,
- (vi) Introduction of modern functions and services which replace traditional infrastructure has caused redundancy,
- (vii) Immigration and overcrowding has led to social changes and dilapidation in historic urban areas where mostly in the transition areas of urban centers,
- (viii) Lack of maintenance of old buildings and failure to understand their cultural and functional values.

It can be stated that economic and spatial relations of modernism might have been contributed to decline of downtown areas and industrial quarters; it has also an impulse effect in decline of historical urban quarters. On the other hand; post-modern context much more respected to historical fabric, street pattern and culture of the local. Robins (1991, p. 34; cited in Tiesdell, 1996, p.7) states that *“There is a strong sense that modernist planning was associated with universalizing and abstract tendencies, whilst postmodernism is about drawing upon the sense of place, about revalidating and revitalizing the local and the particular.”*

Tiesdell (1996, pp. 20-21) indicates two main changes catalyzing urban decline in historical urban quarters as the decline in traditional manufacturing industries as deindustrialization and the restructuring of international capitalism. He argues that western corporations have been relocating plants in developing world for lower labor costs. In addition to decentralization in a global manner, Pickard (2001) also implies the role of urban decentralization in decline of historical urban quarters. He identifies that *“Containing urban sprawl meant that urban centers, including historic areas and traditional cores, experienced a sudden surge of pressure as land suitable for was immediately sought within them.”* (p. 206)

Apart from the reasons, Tiesdell (1996, pp22-26) defines inter-related dimension of obsolescence. The term can be defined as, diminished utility with respect to the terminal state “obsolete” (Lichfield, 1988, p.22 cited in Tiesdell, 1996, pp.23). Obsolescence can be regarded as a phase and feature of urban decline. The dimensions of obsolescence can be defined as;

- (i) Physical Obsolescence

- (ii) Functional Obsolescence
- (iii) Image Obsolescence
- (iv) Legal and Official Obsolescence
- (v) Locational Obsolescence
- (vi) Financial Obsolescence
- (vii) Economic Obsolescence

Physical Obsolescence: All buildings are accepted as fixed capital in political economy that as Marx (1867) states constant capital depreciates and loses value with time. As a result; if the property as an economic asset does not attract further investment in terms of renewal or redevelopment, it becomes fragile to physical obsolescence due to its natural period of depreciation.

The reasons of depreciation of the buildings by implying the heritage assets can be thought in natural and human-based destructions which are listed as;

- (i) Weather conditions
- (ii) Natural hazards (earthquakes, volcanoes, flooding etc.
- (iii) Man-made hazards (wars, fire)
- (iv) Traffic vibration
- (v) Poor maintenance (Tiesdell,et.al.,1996)

Functional Obsolescence: This type of obsolescence occurs due to the inadaptability of the current function and usage of the areas both in terms of individual buildings and urban fabric. In terms of buildings, the structure may become inadequate for present standards such as sanitary, air conditioning or other technical infrastructure features. Moreover, the function of the building can be caused in abundance that many factory buildings or craftsmen arcades can be subject to functional obsolescence. In terms of urban fabric, narrow streets of the traditional urban centers and historical quarters may not be adapted to motorized traffic or parking facilities can be inadequate for the maintenance of the functional sustainability so the quarter can be subject to functional obsolescence as a result of inter-urban competition of districts.

Image Obsolescence: It can emerge due to change in the perception of the building or quarter's image. The overcrowded and extremely dense structure of the old urban centers, noise, and pollution can be caused in image obsolescence since the area can be regarded as "outmoded" (Tiesdell, 1996). Moreover, image obsolescence can also be investigated by not putting the modernity as the core argument of the image obsolescence. Destruction of the legibility values diminishing of the old image of the quarter by not creating the new ones can also be caused in image obsolescence.

Legal and Official Obsolescence: In historical urban quarters, strict protection measurements or ignorance of the authorities in terms of legal system can be described as legal obsolescence of the area. Strict measures in planning of building facilities or zoning can be led to this type of obsolescence (Tiesdell, et.al., 1996). Moreover; large scale re-development projects without

considering sufficient funding or investment planning can also be caused in official ignorance and obsolescence of a historical quarter.

Locational Obsolescence: It occurs due to the locational role or position of the building or the area. The accessibility to supplementary uses and the market are the main determinant of the attraction of the area. Thus, shift of the market and insufficient transportation facilities may cause in locational obsolescence. This type of obsolescence is not limited to urban scale since it can emerge as a result of the fixity of a particular location relative to changes in a wider pattern of accessibility, labor costs and changing the economic structure of the country (Tiesdell, et.al., 1996). The shift of the downtown area may be resulted in locational obsolescence of the old central area. Historical urban quarters are fragile in terms of locational obsolescence since other new parts of cities generally have a greater competitive advantage in terms of adaptation to the economic dynamics.

Financial Obsolescence: Reduction in the land values, buildings and other fixed assets or ignorance in taxation system may result in financial obsolescence in historical urban quarters. Since fixed capital is open to depreciation in time, a considerable depreciation is acceptable. However, financial inefficiency can cause in wasting the building or the area before its physical life is ended (Tiesdell, et all, 1996).

Economic Obsolescence: This type of obsolescence is also referred as relative obsolescence since economic obsolescence is not an absolute concept but rather a comparative situation with respect to other buildings and areas. It occurs since the cost of investment in the historical quarter is generally higher than alternative areas (Tiesdell, et all, 1996). As a result; the common features and outcomes of urban decline with respect to obsolescence can be listed as;

- (i) Poverty and Unemployment
- (ii) Segregation and overcrowding
- (iii) Vacancy and decrease in ownership rates
- (iv) Disinvestment and economic decline
- (v) Changing Land use
- (vi) Decline of Public Education
- (vii) Decline in Social infrastructure
- (viii) Population Loss and instable population
- (ix) High crime rates

Urban decline does not create identical problems in different urban areas. Pickard (2001) investigated the declined or decayed historical urban quarters and he identified different focus of problems in different quarters throughout the world, which are summarized in Table 2.3.

Table 2.3: Different Examples of the Declined Historical Urban Quarters

Focus of Problem of Decline	Town / City	Problem Definition
An increasing trend towards depopulation and sometimes the loss of residential function	Malta	Suffered from dramatic population abandonment-partly encouraged by relocation into social housing schemes on the urban periphery rather than rehabilitating existing older houses.
	Venice	Population of the historic center of Venice has reduced by 100.000 in last 50 years.
General deformation of the older areas, leading to deprivation of the centers in terms of character and social fabric that makes up a city's identity, belonging and social control	Zemo Kala(Tbilisi)	The sense of belonging is decreased that it is resulted in poor safety conditions as well as the loss in community relations. Development control have not be handled effectively.
An increasingly uneven development of real estate markets as property prices rise with the development of service activities and economic activities in general	New Castle	In the boom years of 1960s and 1970s speculative property investment in the UK had a detrimental impact on centers such as the historic core of Newcastle (Grainger Town).
	Santiago de Compostela	Similarly suffered from a tertiary boom which pushed the residential population out. In developing economies such as the Czech Republic and Latvia, market forces are now focusing on historic centers.
Large Scale Deformation of Historic Buildings by Increasing Number of Empty Properties or Spaces within them	Grainger town	The survey of buildings at risk due to disrepair or vacancy carried out in 1991 identified as 47 % .
Demolition of Old Urban Fabric and Loss of Original Character of the District	The Grand Harbor Area in Malta	Seventeenth and eighteenth century houses were demolished in early 1990s to give way for new architecture.
	Temple Bar Area in Dublin	Terraces of 18 th century buildings were demolished in 1990s for new development.
Functional and Social segregation destroying the diversity which constitutes the very essence of a city	Valetta	Experienced a socio-cultural decline due to a domination of business and commerce by insufficient consideration of community activities.
	Malta	"Ghetto" formation and gentrification are two phenomenon with similar effects, powered by the same forces that it is mainly caused from loss of social diversity

Although each city is unique in itself in terms of character, context and identity; Pickard (2001, p.276) identifies common shared difficulties and weaknesses caused in urban decay and decline in central historical urban quarters, which can be listed as;

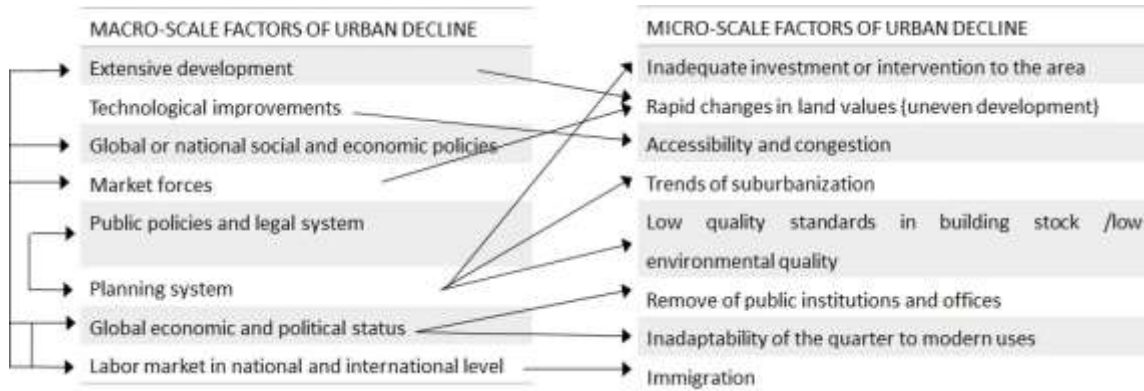
- (i) The relative instability of urban management structures in historic centers,
- (ii) Decreasing or inadequate long-term planning tools,
- (iii) Failure of public means of action to keep pace with growing and more varied needs,
- (iv) A strong tendency to combine public and private financing as a matter of course to fund programs which are too specific in terms of function rather than a holistic approach,
- (v) Difficulty in bringing together the different levels of public solidity,
- (vi) Difficulty in organizing any form of permanent dialogue with local residents.

2.6. Conclusion

Urban decline and its features have different descriptions however; the literature studies mainly define urban decline as a “loss”. The loss mainly occurs in economy, social profile, population and identity of the area. Urban decline is mainly taken into consideration in decline of parts of large metropolitan cities of industrialized countries. Furthermore, decline process and its driving forces are discussed in a variety of scales including the global scale to neighborhood scale factors. In other words, the literature based on urban decline has a tendency to focus to dynamics of large developed cities. However, the outcomes and the features can be observed in also developing and more peripheral countries.

By literature review of urban decline concept, the macro scale and micro scale factors leading to urban change of decline can be observed. Different point of views such as structuralist, Marxist, sectorial approaches on determination of the factors of urban decline occur. Nonetheless, shared points can also be observed from literature study that a whole picture of driving forces and features can be achieved. As it can be observed from Table 2.4, the macro and micro scale factors have a vertical (inter-scale) and horizontal (intra-scale) relationship to each other. Some factors like planning, economic system and political system has one sided and two sided pushing effects to other driving forces of urban decline.

Table 2.4: Summary of the Macro and Micro Scale Driving Forces of Urban Decline



By narrowing down the topic, the focus of the literature study lapsed to the factors and features of urban decline in historical urban quarters. The literature review of urban decline in historical urban quarters exhibits parallel arguments to general frame. However; the fragile aspects or driving factors is more limited that they can be summarized as;

- (i) Failure of public means of action including Decreasing long-term planning tools and management guidelines,
- (ii) Problems in support and finance,
- (iii) Rural migration and labor market,
- (iv) Suburbanization and failures of modernist planning creating inadaptability

In addition to driving forces, the features and aspects of urban decline in historical urban quarters were also observed by the research that the main features can be covered by; (i) Physical obsolescence, (ii) Functional obsolescence, (iii) Image obsolescence, (iv) Legal obsolescence, (v) Locational obsolescence, (vi) Financial obsolescence and (vii) Economic obsolescence.

By investigating the driving forces, it is aimed to construct a broader frame in terms of solution tools to urban decline. Rather than focusing on the symptoms, the underlying reasons of urban decline can be understood and the intervention tools can be more relevantly evaluated. In the further chapters of the study, the mentioned findings of urban decline including driving forces and features will be analyzed for the case study area to understand what the elements, types and scope of urban decline emerged are. Moreover, the intervention methods to world examples from historical urban quarters will be investigated to evaluate the present intervention attempts and further possible intervention methods of the case study area. Thus, investigating decline features of world examples, put value to the study.

CHAPTER 3

Intervention Types to Urban Decline

In this chapter, after the investigation of concept, driving forces and features of urban decline, the intervention tools to urban decline are discussed. First, the types of intervention and their chronological evaluation of urban regeneration tools for urban decline are discussed in order to understand the broader frame parallel to the focus of the study with the relationships between urban regeneration tools. Then, by narrowing down the topic, intervention types to urban decline in historical urban quarters are analyzed with literature research. Afterwards, related to the aim of the study, what urban design values are taken into consideration in urban design of declined historical urban quarters is investigated.

3.1. Tools of Intervention to Urban Decline

Urban regeneration can be considered as an economic, social, cultural and physical reconstruction and functioning rearrangement in old and dilapidated urban quarters to make them healthier. (Parkinson 1989; Wansborough, and Mageen, 2000; cited in Ayataç, 2003). In other words, urban regeneration can be defined as the reconstruction of the city. (Healey et al., 1992 cited in Ayataç, 2003) Urban regeneration emerged as a response to decaying urban quarters in cities in developed countries. “Urban regeneration refers to the idea consisting of both perception of city decline; in local economies, in the use of land and buildings, in the quality of the environment and social life” (Falk, 1993, p. 161; cited in Agan and Arkon, 2003)

The term “regeneration” is sometimes used with the synonym of the term “revitalization”. These terms in general refer to an entire urban district or the city or region as a whole. Couch (1990; cited in Ergenekon, 2003) describes urban regeneration as seeking to bring back investment, employment and consumption, and enhance the quality of environment within urban areas. Holcomb and Beauregard (1981; cited in Ergenekon, 2003) added “growth” and “progress” to Couch’s definition. They argue that revitalization defines the growth, progress and the infusion of new activities into stagnant or declining activities which has lost attractiveness to investors and middle class residents.

The issues related to the studies of urban regeneration are meeting requirements, preventing deterioration of old urban environments and adjusting them into the new demands (Kovancı, 1994; cited in Ergenekon, 2003). Urban regeneration is not only a solution oriented approach to the elimination of the consequences of urban decline but it may be asserted as an approach to prevent the urban decline. In other words, urban regeneration aims both to meet the requirements of people by new developments and to prevent the deterioration of old urban environments by adjusting the environment to new dynamics (Kovancı, 1996). By another definition, urban regeneration is not simply a plan or developed a new structure but is also covers management and planning of the existing structure in terms of economic, social and environmental loss (Couch et al, 2003). The urban regeneration types in declined urban areas are summarized in Table 3.1.

Table 3.1: Urban Regeneration Operation Types

Renewal	Process focus on physical transformation of cities
Clearance	Removal of the insufficient urban fabric
Redevelopment	Replacing the existing structure with a new one
Improvement	Improving physical conditions, functions and activities
Rehabilitation	Providing an adaptive use to existing structure by respecting to its original character
Preservation	Preventing deterioration and keeping the original structure
Conservation	Protecting and maintaining values of historical and old districts
Restoration	Returning a structure or a site to original or earlier appearance
Revitalization	Upgrading physical, social and economic life in decayed urban quarters
Reconstruction	Reproducing lost urban structures in original form
Refurbishment	Stimulating landscape elements and urban furniture to enhance urban identity

The driving forces, facts and solutions may differ in terms of urban decline. In addition to the peculiarities and uniqueness of every locality, facts and solutions to the problem of urban decline differ between developed and developing countries. The cities in developed countries faced with social and physical problems with the industrialization period through increased accessibility. Furthermore, industrial plants and commercial activities invaded the city center such that, high income and middle income groups left the city and moved to suburbs which cause that the inner city is subject to vacancy, unemployment and poverty.

Urban regeneration efforts were being discussed in the 1960s with the aim to create more functional city centers. Throughout the world, different solution oriented schemes were proposed. In the 1970s, mainly in European countries, different incentives and regulations were implemented to regenerate the inner city areas as well as with some limitations to

suburbanization trend. On the other hand, United States had a different attitude towards inner city problems. Rapid and uncontrolled suburbanization continued that both the city center decay and central clearance processes emerged.

In developing countries, different driving forces and processes can be visualized that there is a tendency for growing replacement of housing from city centers, and at the same time cause the emergence of non-conforming uses as well as the increase in density. At the same time, attention to the concept of urban image decreased. Although there are peculiarities and uniqueness in every locality, it can be possible to define and classify some major and guiding principles for urban regeneration all around the world (Basemli, 1992; cited in Ergenekon, 2003). The general principles of urban regeneration models and approaches can be defined by the synthesis of two main studies of Aldous (1988) and Roberts (1998) summarized in Table 3.2.

Table 3.2. Principles of Urban Regeneration (Ayataç, 2003)

ECONOMIC PRINCIPLES	<ul style="list-style-type: none"> -Utilization of the economic potential -Investment Incentive schemes to encourage better design -Define budget for public investments -Encouraged competition among designers and developers
SOCIAL PRINCIPLES	<ul style="list-style-type: none"> -Analysis of social structure and pattern -Supporting the local -Rising awareness activities on the conservation of urban space -Development of the sense of belonging
ADMINISTRATIVE PRINCIPLES	<ul style="list-style-type: none"> -Definition of a regular managerial, legal and financial mechanisms -Development of sustainability -Encouraged innovative and contemporary regulations
PLANNING PRINCIPLES	<ul style="list-style-type: none"> -Urban Design Pattern -Design Guides -Secure Space, Defensible Space -Aesthetics and Comfort -Urban Landscape

3.2. Historical Evolution of the Tools for Intervening in Urban Decline

3.2.1. Modernist Tools

“...If a temple is to be erected a temple must be destroyed: that is the law – let anyone who can show me a case in which it is not fulfilled!” (Nietzsche, 1887)

The origin of the initiatives of urban regeneration has a long history since the 16th century as Pope Sixtus V was rearranged a complete regeneration of Rome for make the city an international center of pilgrimage starting between 1585 and 1590. In 17th century of Europe, regeneration projects became more visible in different cities. Moreover, in 19th and 20th centuries; regeneration became an urban phenomenon in order to clean the unhealthy residential quarters of cities (Roberts, 1998 cited in Ayataç, 2003).

The industrial revolution was followed by a new understanding of a new world system which is called modernism. The modernism period can be explained by a strong and rapid transaction of the agrarian economy to industrial economy. By being linked to capitalist development, cities were subject to an exponential growth. Modernism era is also described with the term modernization characterized by mass-production, the assembly-line and growth in social welfare and mass-consumption.

Modernism era can be also regarded as ‘Fordism’ (Hohenberg 1985). Fordism is a generalization of the principles of production and politics invented by Henry Ford for his production of the Ford automobile and the leadership of General Motors. Thereafter, these principles are translated as a model for the socio-economic progress which took place in the industrialization period. The industrialization brings a new life to especially western cities that in the new system there is not a place for history. The slogan of Henry Ford summarizes the attitude towards the virtue of old as *“History is Bunk”* (Middleton, 1983, pp. 730; cited in Tiesdell, et.al, pp. 47)

Modernism created a new perception of a new age which is the Machine Age. The spirit of the age is also opposed to nineteenth century historicism that modern architecture emerged as a counter style to traditional architecture. Historical references and decoration was consciously eliminated in modernist architecture and planning. A new tendency in arts also emerged including architecture aiming to reflect the spirit of the industrial age. (Richards, 1994, p.33; cited in Tiesdell, et.al, pp.47)

The industrial city exposed the problems of the period like Manchester of Engels with pollution and congestion which can be observed from Figure 3.1. The main aim of the planners and architects was to produce alternatives to bad image which could not meet new demands of the Machine Age. The picture of industrial Manchester which is published in 1853 in a magazine, *The Builder*, shows the image of the city in 19th century. The city’s skyline filled with large number of chimneys belching smoke and so tall that they dwarfed even Manchester’s church spires. Tiesdell (1996) argues that early modernist planning emerged as a reaction to the effects of Industrial Revolution and the physical conditions of the 19th century industrial cities.

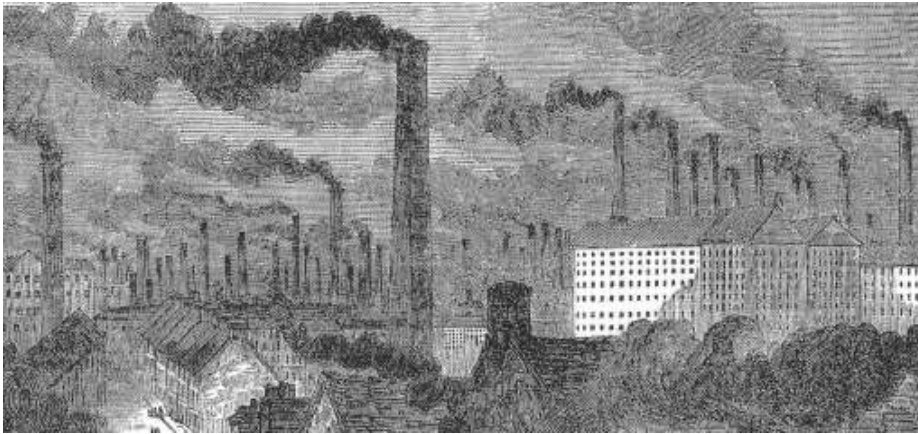


Figure 3.1. The City of Manchester in 19th Century (The Builder, 1853. Retrieved from; <http://ragpickinghistory.co.uk/tag/manchester/>)

In terms of town planning, the period of modernism was characterized with the comprehensive planning. In modernist planning there was a genuine belief that social and human problems were produced due to deficiency of physical environment. As a result, it was also believed that such social and human problems including health issues can be solved through physical intervention in a comprehensive manner. The ornamentation was abandoned and adaptation to technology with a belief of great knowhow of planners has become the core of the town planning. In modernist schemes two main approaches can be visualized such as; (i) a new city or system of cities can be constructed and (ii) the existing urban structure can be redeveloped to meet the demands of the new socio-economic structure.

The main concerns, after experiencing the negative image of the industrial cities, were providing more light and air in residential areas and segregating housing from pollution of the industry. Moreover, the concept of strict functional zoning was proposed. Functional zoning was mentioned in Congress of Modern Architecture's (CIAM) Charter of Athens that the idea of "The Functional City" was proposed by city plans with a rigid functional zoning and green belts between the segregated functions. The car was condemned to be symbol of this new age that the new pattern of cities is generated under the dominance of mass car usage.

Similarly Le Corbusier's Contemporary City emphasized the concerns of modernist city by high rise uniformity, simplicity and orthogonal vehicle roads which are segregated from pedestrian paths. A new and futuristic urban image is characterized by skyscrapers which gives assurance for sufficient space, sun ventilation and large urban green. Moreover, the scheme (Figure 3.2) of Le Corbusier's Plan Voisin for Paris also attempts to the ideal modern city to existing pattern that it requires the demolition of two square miles in the center of Paris (Tiesdell, 1996). In other words, modernist architects and planners felt that contemporary cities were not responding to the

challenges of the new Machine Age. Therefore, a great and comprehensive transformation of the old cities was necessitated (Charter of Athens, 1964, p.140; cited in Tiesdell, et.al, 1996 p.48).

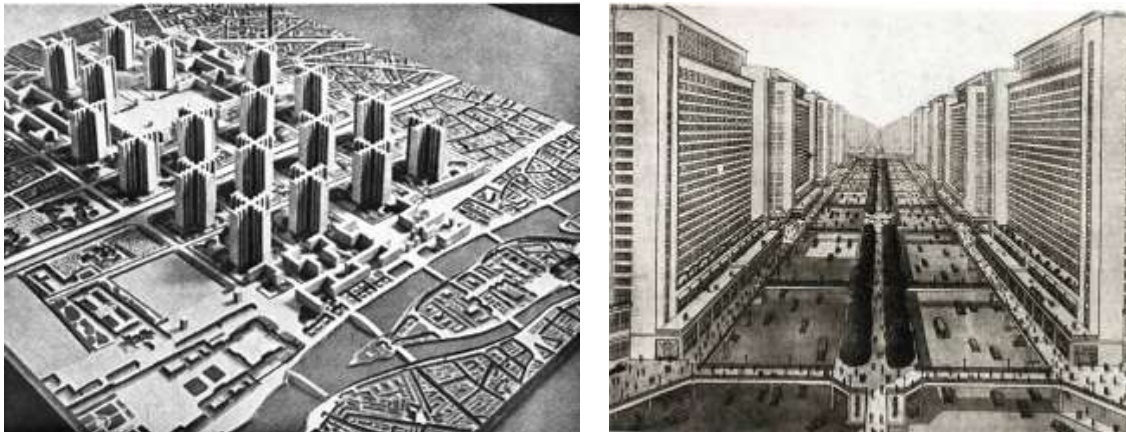


Figure 3.2. Le Corbusier's Plan Voisin for Paris (1925) and "Ville Radieuse" (1924). Retrieved from; <http://www.ecosensual.net/drm/ideas/future1.html> and <http://architecture.org.nz/tag/cars/>

Urban regeneration in itself has been affected by the changing dynamics of social, economic and political balance that World War II is an important milestone in the paradigm change and understanding of urban renewal practices. As supported by Colquhoun (1995; cited in Ayataç, 2003) with the post-war unemployment, homelessness and ignorance, the aim was to create better environments in inner urban areas after the destruction by the war and the basic implementation was the reconstruction. Reconstruction was generally implemented between the 1940s and the 1960s and affected by international modernism stream against the master plan concept.

Although the ideas on modern city were produced pretty before, the large scale implementation of those ideas started after the Second World War. In post war reconstruction of the European cities in Britain, Germany, France, Central and Eastern Europe, modernist schemes were developed by public sector with decent housing, social facilities and welfare cities. The context of building a better future was provided by the ideas of CIAM, Le Corbusier and others. (Tiesdell, et.al, 1996) Reconstruction was soon followed by slum clearance programs for the declined inner cities. Comprehensive redevelopment of large sites was preferred rather than rehabilitation. The post-war attitudes of comprehensive modernist planning gained momentum during the 1950s and the 1960s that the typical urban policy can be described as;

- (i) Decentralization and suburbanization
- (ii) Slum clearance and comprehensive redevelopment

Redevelopment of declined inner city areas is emerged via the idea of modernist thought which is called creative destruction (Figure 3.3.). The term of modernity is represented by Nietzsche through the mythical figure of Dionysus, a figure whom has been seen as both "destructively creative" and "creatively destructive" (Harvey, 1989). In fact, creative destruction is referred by

economist Schumpeter to describe economic innovation and the business cycle in Marxist economic theory. The nature of capitalist development through the destruction of existing economic order is implied in “Communist Manifesto” (1848) such as;

“..And how does the bourgeoisie get over these crises? On the one hand by enforced destruction of a mass of productive forces; on the other, by the conquest of new markets, and by the more thorough exploitation of the old ones. That is to say, by paving the way for more extensive and more destructive crises, and by diminishing the means whereby crises are prevented.” (Marx & Engels, 1848)

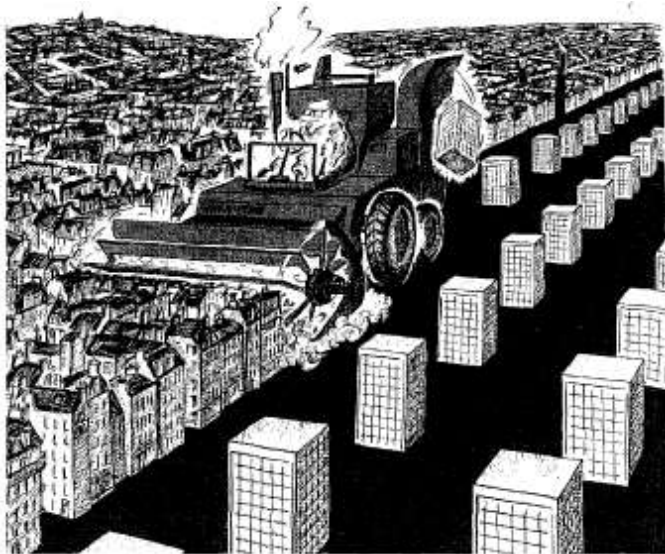


Figure 3.3. The Modernist Destruction of Historical Urban Fabric: A cartoon by J.F. Batellier in “Sans Retour, Ni Consigne” (Harvey, 1989, p. 18)

Harvey (1989) declared the line of modernist thinkers within creation of a new world from Goethe to Mao with a resemblance of making an omelette that you cannot make it without breaking eggs. The work of Haussmann of Paris and the work of Robert Moses of New York make the figure of creative destruction. The Haussmann Plan of Paris is a significant community design practice. It has affected the discipline for centuries since the late 1950s (Lozano, 1990). The aim of the plan was to provide order and control in the medieval Paris by altering the medieval pattern to large majestic boulevards.

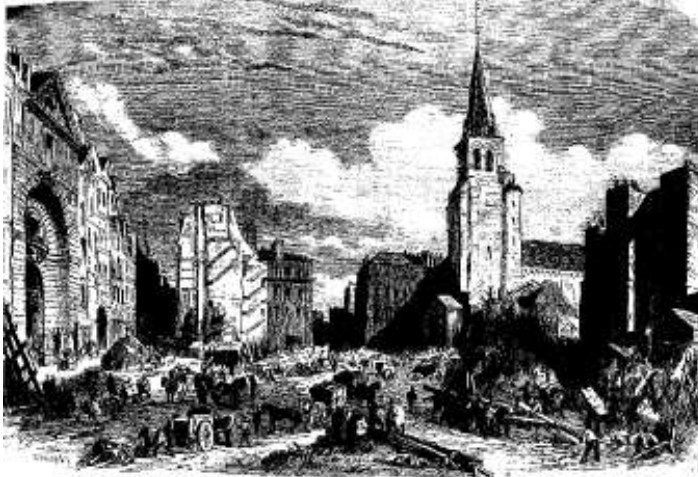


Figure 3.4. Haussmann’s creative destruction of Paris: the rebuilding of the Place Saint German (Harvey, 1989, p. 17)

Harvey (1989, p.25) indicates that there is a strong connection between the Haussmann’s reshaping of Paris (Figure 3.4.) and the “garden city” proposals of Ebenezer Howard (1898), City Beautiful Movement, Garnier (the linear industrial city of 1903), Camillo Sitte, Le Corbusier (The city of tomorrow and the Plan Voisin proposal for Paris of 1924), Frank Lyold Wright (The Broadacre project of 1935) to the large-scale urban renewal efforts undertaken in the 1950s and 1960s in the spirit of high modernism (Figure 3.5.).

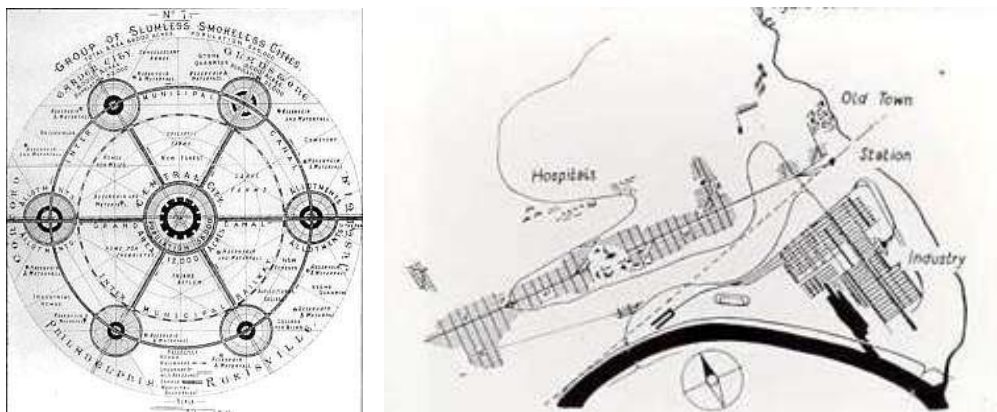


Figure 3.5. The city without smoke and slums by Ebenezer Howard and Cite Industrielle of Garnier (Francescato, 2001)

Modernism was the period during which houses and cities are conceived of as “machines for living in” and factories stand for producing happiness. Congress of International Modern Architects (CIAM) came together to adopt its celebrated Athens Charter of 1933, a charter that for the next thirty years to define the modernist architectural practice.

3.2.2. Post-modernist Tools

Decentralization of the affluent population accelerated after 1950 that as a result, the main aim of interventions to historical city centers became providing motorized access from suburbs to city centers. The central city was left to poorer working class that the physical, social and cultural fabric of the inner city area was destructed. During the 1960s the comprehensive redevelopment schemes were started to be criticized including the rigid zoning, car-dependence and decline in community ties by scholars, planners and architects like Jane Jacobs, Leon Krier, Christopher Alexander, Herbert Han and Martin Anderson (Tiesdell, et.al, 1996). In addition to the Oil Crisis which changed the perception about scarcity of resources, the emergence of global economy created new postmodern ideas on design and planning of declined inner urban quarters.

“Low-income projects that become worse centers of delinquency, vandalism and general social hopelessness than the slums they were supposed to replace. Middle-income housing projects which are truly marvels of dullness and regimentation, sealed against any buoyancy or vitality of city life. Luxury housing projects that mitigate their inanity, or try to, with a vapid vulgarity. Cultural centers that are unable to support a good bookstore. Civic centers that are avoided by everyone but bums, who have fewer choices of loitering place than others. Commercial centers that are lackluster imitations of standardized suburban chain-store shopping. Promenades that go from no place to nowhere and have no promenades. Expressways that eviscerate great cities. This is not the rebuilding cities. This is the sacking of cities.” (Jacobs, 1992, p.4)

During the modernist period, after realizing disruptive results of industrialization, central and local governments in western countries developed large-scale slum clearances. The physical focus of modernist interventions and social aspects are started to be taken into account more seriously. Most policies through time have been generated through lessons taken from previous experiences that during 1980s economic development to enhance the community life has become the major concern in declined urban areas.

Harvey (1989) states that pluralistic and organic strategies for approaching urban development as a “collage” of highly differentiated spaces and mixtures has become the focus in post-modernist era rather than pursuing grandiose plans based on functional zoning of different activities of modernist thinking of urban development. Moreover, “urban revitalization” has been replaced by “urban renewal”. The changing dynamics of fordist industry collapse and technological changes left behind abandoned buildings and declined urban quarters in 1970s. During 1980s private sector was included in regeneration policies implying a cultural purpose by partial interventions.

Postmodern urban space design, in terms of historical urban quarters, developed new ideas as a reaction to modernist design schemes. The “traditional city” concept was appreciated by many theorists and practitioners that they returned to images of the period of urban evolution prior to Industrial Revolution, a period known in Europe as the “Urban Renaissance”. The interest in the traditional city; the city of the street, square and urban block emerged and higher rise slab and

point blocks, have been rejected. Postmodern urban design created concepts of low-rise urban blocks with clear definition of streets and squares.

After the 1970s, new forms of action have been introduced such as renewal, clearance, reconstruction, rehabilitation and the others. Since the 1980s, regeneration has been started to use as more general term referring to reconsideration of run down urban areas of all circumstances without addressing the type and degree of action (conservation, rehabilitation, clearance, and redevelopment).

The works and publications of Colin Rowe & Fred Koetter (*The Collage City*, 1978), Aldo Rossi (*The Architecture of the City*, 1982) and Rob Krier (*Urban Space*, 1979) defines the basic attempts of postmodern urbanism with the focus of urban morphological items of traditional city. However, those attempts were also criticized since they were only focusing to traditional urban forms by ignoring the two hundreds of years of subsequent technological developments. Moreover, such a pure nostalgic approach is also criticized for being remedial, romantic, reductionist and over-simplified (Tiesdell, et.al, 1996). During 1990s spatial influence gained importance that the phenomenon of recreation based regeneration has emerged by focusing on art and culture.

There is parallel analysis of the chronological evolution of urban regeneration. Table 3.3 identifies the aspects of urban regeneration with focus, physical intervention tool, social aims and economic structure.

Table 3.3: Evolution and Aspects of Urban Regeneration (Lichfield, 1984, *Economics in Urban Conservation*, p: 112; cited in Agan & Arkon, 2003)

Period Aspects	1950's	1960's		1970's	1980's
Focus	Physical	Social	Political	Economical	Integrative
Physical	Redevelopment	Rehabilitation		Self-Renewal	Prevention
Social	Living Standards	Social Services	Community Power	Individual Realist	Mutual care
Economic	Government Investment	Incentive Schemes			Informal Economy
Governmental	Centralism	Power Sharing	Decentralized		Small Wards
Public	Information	Consultation	Decision Making		Do-it-yourself

Roberts (2000) defines the evolutionary process of urban regeneration by different intervention tools during different periods including their definitions from the 1950s to the 1990s in Table 3.4.

Table 3.4. Definitions and Evolution in Urban Regeneration (Roberts, 2000, The Evaluation, Definition and Purpose of Urban Regeneration, Urban Regeneration a Handbook cited in Ayataç, 2003)

YEAR	PROCESS
1950s RECONSTRUCTION	Reconstruction of outmoded areas and the development of suburbs. Participation of private entrepreneurs, local and central governments aiming to improve residential areas and living standards by public sector investments; in this period.
1960s REVITALISATION	Growth of suburbs by balance of public and private sector implementations within dominancy of private sector aiming to improve social conditions and welfare.
1970s RENEWAL	Intensity on renewal and district projects with the closed proximity developments and increased role of private sector, visible localization, social actions and environmental and infrastructural renewal projects.
1980s REDEVELOPMENT	Redevelopment projects, importance of private sector and expertise units, increasing partnership, intensity in local scale, replacement and redevelopment projects and broader environmental sensitivity.
1990s RECREATION	Inclination towards detailed approaches in policies including education, dominance of partnerships, representation of strategic perspectives, development of regional actions, balance between public and private sector funds, modesty in conservation and sustainability.

3.3. Intervention Types to Urban Decline in Historical Urban Quarters

“While conservation areas are primarily conceived of as a tool for preserving the built heritage, in practice they are also a tool for neighborhood regeneration. This has had significant implications for the relationship of planning to local communities in these areas. An issue is the tendency for areas where conservation policies are successful to undergo gentrification” (Rydin, 2003, p296)

Rydin implies that conservation policies often accelerate the displacement of poor in declined historical urban quarters due to continuous development pressures. However, in the late 1970s community focus in regeneration implications in historical quarters became significant (Kocabaş, 2003).

The first intervention to declined or declining historical urban quarters is the complete clearance and redevelopment of the sites. However, this attitude was mainly focuses on the physical and social urban fabric rather than individual buildings and structures. In fact, preservation and conservation of the monuments has a long history in European tradition for centuries. During 1940s, first legal acts in terms of protection of individual buildings were introduced in United Kingdom. However, it took twenty years to enhance the acts to cover protection of the areas. In

1960s value of traditional environments began to be recognized. In addition, economic arguments put forward in favor of rehabilitation and repair instead of demolition and new development. This trend started in residential areas and then extended to commercial districts (Tiesdell, et.al, 1996).

“Whereas the internationalism of Modernism sought to make everywhere the same, postmodernism has sought inspiration from the local and particular” (Tiesdell, et.al, 1996, p. 66)

In terms of economic side of intervention, except large-scale state-subsidized projects, intervention types to declined quarters or buildings is determined with respect to profit maximization concerns. Once an area or a building has become economically obsolete, two options occur as leaving the site or the structure to decay or to be demolished and redevelop it whenever a higher value can be obtained. In some situations redevelopment will be more economic than rehabilitation or in other situation rehabilitation can be more economic (Tiesdell, et.al, 1996). Nevertheless, historical urban quarters and the buildings which consist the urban structure has also social value and scarcity value so the interventions to them is not only determined by economic factors.

There are three intervention types to increase the utility of the building and the quarter is (Tiesdell,et.al 1996);

- (i) Demolition and redevelopment
- (ii) Refurbishment for its current use
- (iii) Conversion for a new use

Although redevelopment is more attractive to the developer than repair, rehabilitation of the historical urban quarter can be also valid for the intervention to urban decline in historical urban quarters by legal, social or economic limitations. Firch (1990, pp.46-47; cited in Tiesdell, et al., 1996, pp. 34) indicates different levels of intervention as;

- (i) Preservation
- (ii) Restoration
- (iii) Refurbishment (in existing use)
- (iv) Reconstitution
- (v) Conversion (in adaptive re-use)
- (vi) Reconstruction
- (vii) Replication

Treatment strategies range from cyclical or routine maintenance to various degrees of consolidation, reinforcement, restoration, or even adaptive use. Bernard and Jokiletho (1993) identify a broader definition to the intervention types to historical urban sites as expressed in Table 3.5.

Table 3.5. Intervention Types to Historical Urban Quarters (Bernard and Jokiletho, 1993)

Protection	It is understood in legal terms as the action required for providing the maintenance of a monument, site or historic area for survival.
Preservation	It aims to take the precautions necessary to keep the site in its existing state. Preservation policies include regular inspections and routine maintenance which imply that repairs must be carried out as required to ensure resource integrity.
Conservation:	It implies keeping in safety or preserving the existing state of site from destruction or change. This concept implies various types of treatments aimed at safeguarding buildings, sites or historic towns. These include maintenance, repair, consolidation, and reinforcement. In relation to urban areas or cultural landscapes, conservation can be considered as a part of an integrated approach to the management. Therefore, a degree of gradual change can be accepted. The primary aim of conservation is to preserve the authenticity and integrity of a building or site.
Consolidation	It is the physical supplementation or application of adhesive and supportive materials to the actual fabric in order to ensure its continued durability or structural integrity.
Restoration	The most commonly accepted definition was returning an object to its lost form or appearance. Nowadays, restoration has been given a specific definition which is expressed in the Venice Charter. This is not only to conserve the integrity of the resource, but also to reveal its cultural values, and to improve the legibility of its original design.
Reconstruction	It means building a new. Reconstruction is needed to be based on accurate archaeological and architectural documentation and evidence.
Anastylosis	In Greek, it means restoration or re-erection of columns. It aims re-assembling of existing but dismembered parts.

3.4. Revitalization in Historical Urban Quarters

The revitalization of historical urban quarters focuses on both the physical space and social space. Tiesdell (1996, pp. 20) argues that the renewal of physical fabric as well as activating utilization of buildings and spaces is essential. Pure revitalization of physical revitalization which can be called as “make-up effect” may provide a positive contribution in short term. However, economic revitalization is also required for productive utilization of the private realm. On the other hand; physical revitalization may also have an important role since it creates attraction and maintenance of the public realm.

Poor physical environments by underinvestment can create negative perceptions and further weaken the economic situation by a cyclical decline. Tiesdell (1996) argues that investment in physical fabric will help break the vicious cycle of negative image and socio-economic decline. Physical actions can attract inward investment and can support existing business and residents by taking them into economic competition with a better image.

Furthermore, historical urban quarters are fragile to locational obsolescence that it requires to develop competitive advantage for that location relative to other areas. New uses or activities replacing the former ones by functional restructuring are an option to make the area economically and physically competitive. Alternatively functional regeneration which means maintaining the existing uses in more efficient ways can improve competitiveness. Functional

diversification by bringing new uses to area which is able to harmonize and support the existing economic character of the quarter may also help to eliminate the locational obsolescence (Tiesdell, et.al, 1996, pp. 41-42).

Efforts to address obsolescence in order to extend the useful liveliness are called renewal. It is part of the broader process which has been described as revitalization (Tiesdell, et.al, 1996, pp.30). Urban renewal in historical urban quarters is thought to be operated in two scales as at the level of individual buildings and at the whole area. Tiesdell (1996) indicates that historical urban quarters of cities should be planned on a comprehensively rather than piecemeal basis.

On the other hand; as mentioned partial physical investments can also contribute to image of the quarter as well as it can attract existing socio-economic life and enhance further investments. Tiesdell (1996) suggests that revitalization strategies for historical urban quarters can consist of two stages. As the first stage, area-wide improvements can be implemented by public sector support to increase confidence in the area. The first stage has short-term aims that the second stage is on the other hand entails a longer period through a deliberate functional diversification and restructuring. However; Tiesdell (1996) also argues that such minor interventions can provide a positive contribution if conversions and adaptive re-usage is generated in larger scale.

Revitalization attempts in terms of functional regeneration may also result in socio-spatial profile change in declined or declining historical urban quarters. Restructuring entails changing the economic functions. By the mean time it also entails the existing functions, uses and users. This process can stimulate gentrification due to rising land values and rents. Landlords and investors seek to maximize the profit that the physical and economic upgrading can result in the rise of land values and rents. However, displacement is sometimes an unwanted process since the sense of place in historical quarters is derived from its functional character. In addition, there exist ethical or humanitarian issues.

Pickard (2001) suggests an integrated approach including social and physical interventions together. The general principles stated by Pickard for planning of declined and decayed historical urban quarters can be summarized as;

- (i) Maintaining social links which bind the community together
- (ii) Preserving the residential function of old city centers and to revive it where it has been lost
- (iii) Preserving the economic, social and cultural functions of old towns in a balanced way
- (iv) Improve environmental conditions
- (v) Conserving as much of built heritage as possible in a sustainable way by encouraging rehabilitation
- (vi) Defending the legible human scale

Furthermore, Feilden and Jokilehto (1993) focuses on two main principles in terms of revitalization of historical urban quarters as;

- (i) The harmony created by traditional building materials and methods of construction and should be respected. It is the genius loci or character of a place that makes it unique and gives it specific quality.
- (ii) An historic town is a multi-functional organism with residential, social, political and economic activities. Since this is the essence of an urban organism, the historic area should be properly defined, and these aspects of it should be adequately considered and administered.

3.4.1. Revitalization Approaches to Historical Urban Quarters

Fitch (1990:46-47; cited in Taner et al, 2012: 60-61) identifies various types of intervention types to historical urban quarters as preservation, restoration, refurbishment, reconstitution, conversion, reconstruction, replication, facadism and demolition and redevelopment. In other words; all intervention tools discussed under urban regeneration are also tools which can be used in revitalization of declined urban quarters having historical value. However, as stated by Pickard (2001) the normal urban planning techniques such as; (i) studies of demographic trends, (ii) population movements, (iii) traffic and transport, proposals for zoning of activities, (iv) allocation of space for new development and (v) improvement of traffic circulation can be too rigid or inadequate tools for the revitalization of declined historical urban quarters.

Although there can be common characteristics, each urban quarter is unique in itself. Thus; there is not a prescription in terms of revitalization principles for historical urban quarters. Tiesdell et al. (1996) defines a classification of revitalization approaches according to the character of historical urban quarters as;

- (i) Tourism and Culture-Led Revitalization
- (ii) Housing-Led Revitalization
- (iii) Revitalization of Industrial and Commercial Quarters

Tourism and Culture-Led Revitalization: Strategies for tourism or culture-led revitalization aims to enhance the area's historic legacy for touristic development in order to attract new activities in historical urban quarters. It generally requires partial or extensive diversification or restructuring of the area's economic base. Tourism or culture-led revitalization combats with image obsolescence by underlining its historical character and sense of place. Tourism and culture-led revitalization strategies do not only focus on the elimination of negative perception of the area, but also create a competition base for the economic decline by place marketing.

Place marketing or place promotion is a tool of local economic development for the encouragement of public-private partnerships to achieve regeneration. (Paddison, 1993, p.340; cited in Tiesdell, et.al, 1996, p. 70) It is more than a simple advertising that it usually targets specific types of activities to create a more desirable "product" to the market by increased confidence and likelihood of investment. In addition to the attraction of the external investment,

place promotion also aims to improve the internal consumption by improving environmental quality and sense of belonging. The main tools of tourism and culture-led revitalization require spot-projects, reclamation of the environment and adequate transportation services.

The question in tourism and culture led revitalization is the maintenance of the authenticity and local values of the area. Robins (1991, p.38; cited in Tiesdell, et.al, 1996, p. 70) argues that *“In a world where differences are being erased, the commodification of place is about creating distinct place-identities in the eyes of global tourists. Even in the most disadvantaged places, heritage, or the simulacrum of heritage, can be mobilized to gain competitive advantage in the race between places”*.

Housing-Led Revitalization: Tiesdell, et.al, (1996) states that out of daily time, residential uses can help to create a “living heart”. The twenty-four hour life brought by residents is a significant contribution to the vitality of urban quarter. Moreover; residential uses can increase the number and variety of uses which can enhance the mix-use character of the area that it helps to create a vibrant city center. In some quarters retaining the existing population aimed while in some, policies of revitalization may aim to attract a new population.

Ashworth and Tunbridge (1990, p.114; cited in Tiesdell, et.al, (1996), p. 98) state that “The historic city needs residential function as the only practical alternative to widespread vacancy”. In late twentieth century, a growing demand in central area housing in mainly large cities occurred. Zukin (1989, p.2; cited in Tiesdell,et.al, (1996), p.98) describes them as artist quarters which *“gained increasing public notice, the economic and aesthetic virtues of “loft living” were transformed into bourgeois chic.”* Although a gentrification process which can be simply described as the displacement of the lower income groups and invasion of the bourgeoisie in central areas can exist in large cities, there occur other forces which may attract residential living in central areas in small and medium-size cities.

Gans (1968) and Short (1996) discusses the relationship between people’s life stages and their housing consumption choice in terms of geographical location. Zukin (1989, p.14; cited in Tiesdell, et.al, (1996), p.99) notes that “Originally, it seemed that loft living attracted two types of residents: suburban parents whose children has grown up and those grown up children who were setting up their first apartments” In recent decades many people delay having children and the average life expectancy age is increasing so demand for city center living has been increasing.

Revitalization of Industrial and Commercial Quarters: Industrial and commercial quarters may suffer from various types of obsolescence. Physical and structural obsolescence and also functional obsolescence can be addressed by refurbishment and conversion. Moreover, industrial and commercial quarters of historical urban areas sometimes suffer from locational obsolescence due to decreased competition of the area. Since the capacity for responsive change is limited in historical urban quarters, functional regeneration, restructuring or diversification can be discussed as the main tools for the revitalization.

There exist different approaches in terms of the role of state in intervention to decline in historical urban quarters. Pickard (2001) identifies three major categories for the regeneration of historical urban quarters as;

Central government supported action: This includes a wide range of management tools which collectively account for a considerable share of government's budget allocations. The principal forms of government-driven rehabilitation can be categorized in two main groups as the ones carried by special committees and the ones carried by different governmental departments.

Local market supported action: The regeneration activities are held by local government services that this type of revitalization has been gaining more ground in recent decades due to increased importance of the local governance. The main strength of this action is providing amenity facilities in an easier way, increased public participation and enhanced ability to manage local human resources. The weaknesses can generally be the cause in budget allocation and resource management problems.

Market driven regeneration: It is generally carried by small investors, small property owners and occupiers. This type of action is free from state burden. However; the profit maximization attempts can be resulted in deterioration of historical tissue. Moreover; there remains an issue of the individuality of each development application so market driven regeneration requires effective control of governmental authorities or committee.

3.5. Urban Design in Historical Urban Quarters

“Clearly “better” design is no panacea for the ills of modern society...But design can, and must, be a tool of change, reorienting physical solutions toward more humane goals and challenging programmatic assumptions that would be at odds with urbanity and better communities.” (Lozano, 1990, p.7)

In recent years urban design has been defined as an important tool for regeneration process (Aldous, 1998 cited in Ayataç, 2003). Moreover, it is described as an effective tool to attain economic targets, social requirements to create attractive places and to provide a qualified urban environment. (Colquhoun, 1995 cited in Ayataç, 2003) In United States, in some European countries and foremost in England urban renewal projects has been conducted in all economic, social and spatial manner including urban design. Design is condemned to be a key policy tool to increase urban quality, sense of belonging and socio-spatial interaction.

The benefits of urban design in terms of sustaining an effective urban regeneration process can be identified as (Ayataç, 2003);

- (i) Creating an urban image
- (ii) Facilitating access to inhabitable urban spaces
- (iii) Supporting effective use of urban development
- (iv) Creating accessible and secure places

- (v) Creating well qualified attractive spaces
- (vi) Contributing to cultural environment
- (vii) Changing role of the cities within the country and the region
- (viii) Encouraging mix use
- (ix) Ensuring an integrity between the old and new urban pattern
- (x) Encouraging creativity
- (xi) Ensuring economic liveliness
- (xii) Encouraging investment

Declining historic areas can gain attractive livable foci for all social groups by restoring mixture of residential, commercial, small-industrial and leisure activities (Feilden & Jokhileto, 1993). Taner et al. (2012) identify that focus of interest in urban design and planning in historical urban quarters are local identity and character. As Gordon Cullen (1961) indicates that the building standing alone in the countryside cannot be valued as a piece of architecture, but in its context it creates a relation of art more than art of architecture. Similarly, historical urban quarters can be evaluated in both parts and the whole under the light of well-known quotation of Aristotle as *“The totality is not, as it were, a mere heap, but the whole is something besides the parts”* like *“The total is more than the sum of its parts.”*

It is claimed that a well maintained historic urban center has many advantages to its citizens. With intimacy and appropriate human scale the area can be extremely convenient for residential use, special public functions, appropriately scaled services, shopping and entertainment. Historical places contribute to both the quarter in itself and to whole city. It is argued that citizens who know the history of the place will enjoy the rich feeling of participating in its history, a sense of continuity and identity (Feilden and Johiletho, 1993).

Taner et.al. (2012) identifies that building and urban space design in historical urban quarters has always a contribution to a greater whole. The desired qualities in all developments within historical urban quarters are;

- (i) Providing sense of place and quality of place,
- (ii) Respect for the quarter’s physical character,
- (iii) Character-each act of development should bring something of its own, thereby, contributing new character,
- (iv) Intrinsic design quality- buildings built now will represent the current zeitgeist in the future and arguably ought to be worthy of protection by future generations,
- (v) Providing visual character as well as spatial character

Taner, et al. (2012) tells the visual and spatial character of historical urban quarters that color, texture and detailing of surfaces, the vertical and horizontal rhythms, patterns of solid and void and glazing on building elevations are defined under visual character (Table 3.6.)

Table 3.6. Elements of Spatial Character (Taner et al., 2012, p.55)

SPACE SYSTEM	Either buildings as objects-in-space (i.e. figural buildings / “open” space) or buildings- defining space (i.e. figural spaces / contained spaces) or hybrid.
STREET PATTERN- URBAN GRAIN	Organic / deformed grid or regular (orthogonal) grid, including combinations and meetings of different grids.
VISTA & VIEWS	Key view corridors
SITING	Siting concerns how a building sits on its site how it related to other buildings and to the street patterns and block / plots sizes helps harmonious integration- plot amalgamation, for example, alters the scale of city buildings and breaks down the traditional grain of urban areas. Respect for the established building line and street frontage is also important in ensuring continuity and definition of external space.
HEIGHTS & MASSING	Massing is three-dimensional disposition of the building volume. The impact of new development needs to be considered from various viewing points and angles.
PROMINENCE OF SITE	Wells-Thorpe (1998: 113) suggests that, when a more contextual approach is appropriate, the following qualities of the existing surroundings should be considered: <ul style="list-style-type: none"> - Extent - Worth (i.e. their quality) - Consistency (i.e. their homogeneity) - Uniqueness (i.e. their rarity) - Proximity (i.e. if seen in the same sweep of the eye).
SPATIAL CONTRASTS	Areas of different spatial character – single spatial character throughout the area or distinct areas with differing spatial characters.

High quality and well maintained spaces between buildings provide a positive contribution and enhance the value of the surrounding buildings. Taner et al. (2012) explains that the surfaces defining and enclosing the external urban space can be identified as the elements of visual character of historical urban quarters (Table 3.7.). Design of floor-space is also counted as enhancement of visual quality that pedestrian oriented schemes such as widening of pavements, street closures and traffic calming can improve the visual quality, pedestrian comfort and increase the awareness of the public.

Table 3.7. Elements of Visual Character in Historical Urban Quarters (Taner et al., 2012, p. 56)

SCALE	Scale is different from size. Size is the literal dimensions of an object; scale is the perception of that object relative to other objects around it.
ARCHITECTURAL STYLE, MOTIFS & THEMES	Some quarters are clearly unified through repetition of a particular architectural “style”, others exhibit great variety but are unified by common underlying design patterns or motifs.
VISUAL INTENSITY OF DETAIL	Detail holds the eye. Facades can be appreciated in terms of visual “richness” and “elegance”. Richness relates to the visual interest and complexity that holds the eye. Elegance relates to the proportions that the eye finds pleasing and harmonious.
PROMINENCE / EXPRESSION	Position in townscape may suggest opportunities / rationales for greater elaboration of visual detail. Landmark buildings
PROPORTION	Proportion is the relation between the different parts of a building and / or between any one part and the whole. New buildings in established context may be more harmoniously integrated when their proportions complement those of existing buildings.
VERTICAL ORGANIZATION / RHYTHM	Traditional urban facades are often organized into three elements (i.e. “base”, “middle”, & “top”). Ground floor is often more richly decorated; the middle is often more visually restrained, while the top and skyline are again more visually complex.
HORIZONTAL ORGANIZATION / RHYTHM	Rhythm is the arrangement and the size of the constituent elements of a building’s facade. (i.e. its windows or bays), which are normally repeated. Rhythm may come from the proportion of wall to window (i.e. solid-to-void) in a facade and the expression of historic plot divisions or structure (e.g. structural bays) in the building facade.
VERTICAL / HORIZONTAL EMPHASIS	While most facades have both vertical and horizontal elements, one or the other tends to dominate.
MATERIALS	Providing a building with color and texture, materials also help establish local distinctiveness. A consistent use of local building materials can give a quarter a strong sense of visual unity. Their use in new development helps to integrate visual scene.

Taner et al. (2012) identify that limitations to encourage the use of traditional construction methods and materials can contribute to homogeneity of style and size. In historical urban quarters, managing change usually requires some level of control which can be described as “design control”. The content and the level of the control of change may vary both according to the character of the place and the status of the building. Sir Hugh Casson (1984: ix; cited in Taner et al, 2012: 58) explains that the degree of permitted change for any particular building varies, it is usually more restricted for “listed” or “landmark” buildings. Similarly Tiesdell et al (1996) suggest a broader list of principles for urban design and infill development in historical central quarters. The new development is thought to be respect, complement and enhance both the urban form and the architectural character that the three main aspects of intervention can be determined as;

- (i) Respecting the Spatial Character
- (ii) Respecting the Architectural Character
- (iii) Achieving Contextual Harmony

Contextual uniformity can be achieved by two methods; contextual uniformity and contextual juxtaposition (Rogers, 1988, p.874; cited in Tiesdell et al., 2006). Contextual uniformity can be defined simply as imitation or re-creation of the neighboring styles. The historical continuity may cover the contextual uniformity. However; in some cases high quality new design can also add value to the quarter by respecting to scale and harmony as well (Tiesdell et al, 1996). Contextual juxtaposition refers a harmonious order that buildings from different epochs should express the style and values of its own time (Rogers, 1988, p.875; cited in Tiesdell, 1996).



Figure 3.6. New Development in Ingram Square, Merchant City, Glasgow (Retrieved from; http://urbanglasgow.co.uk/archive/glasgow-buildings-ingram-street_o_t_t_526.html)

The new building in Ingram Square at the corner of Brunswick and Wilson Streets can be regarded as a good example of respecting architectural character with a good contextual continuity. However, the tower block does not suit to the spatial character since it changes the identified scale (Figure 3.6.). In Horsleydown Square renewal project, the new development and

renewal scheme both created and enclosed spaces rather than creating “objects” in space (Figure 3.7.).



Figure 3.7. Renovation and New Development in Horsleydown Square, Shad Thames, London (Retrieved from; <http://www.beenthere-donethat.org.uk/london/london-towerhill059big.html>)

Integration of the aesthetic-dimension to regeneration policies has been developed in mid 1990s in England and a guide has been prepared. The Urban Task Force Report claims that a successful urban regeneration can only be realized under urban design. This Report also implies that investments in unemployment and social policy should be integrated with buildings, streets, parks and squares as a melting pot in urban regeneration schemes. Furthermore, it put main objectives (Table 3.8.)

Table 3.8. Objectives of Urban Design for Regeneration (CABE, 2000, p.15)

Character <i>A place with its own identity</i>	To promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, landscape and culture.
Continuity and enclosure <i>A place where public and private spaces are clearly distinguished</i>	To promote the continuity of street frontages and the enclosure of space by development which clearly defines private and public areas.
Quality of the public realm <i>A place with attractive and successful outdoor areas</i>	To promote public spaces and routes that are attractive, safe, uncluttered and work effectively for all in society, including disabled and elderly people.
Ease of movement <i>A place that is easy to get to and move through</i>	To promote accessibility and local permeability by making places that connect with each other and are easy to move through, putting people before traffic and integrating land uses and transport.
Legibility <i>A place that has a clear image and is easy to understand</i>	To promote adaptability through development that can respond to changing social, technological and economic conditions.
Adaptability <i>A place that can change easily</i>	To promote adaptability through development that can respond to changing social, technological and economic conditions
Diversity <i>A place with variety and choice</i>	To promote diversity and choice through a mix of compatible developments and uses that work together to create viable places that respond to local needs.

3.5.1. Image and Identity

“Identity of a place is considered as its potential energy that motivates the society’s sense of belonging to a place and the structured architectural character, and in turn structure attributes identities, sensations and values.” (Wahba and Ghonim, 2003)

One of the important contributions of urban design is to create attractive areas in declined historical urban quarters as well as re-creating a better image and local identity. Barnett (1984 cited in Ayataç, 2003) explains the role of urban design in urban regeneration projects in terms of urban image and character by the following topics as;

- (i) Urban Quality
- (ii) Urban Transportation
- (iii) Urban Open Spaces
- (iv) Street Furniture

The revitalization of historic urban quarters involves two processes which contradict to each other. First, the rehabilitation of buildings and areas can seek to accommodate the consequences of economic change. Second, protect an historical building or trying to limit the change can help in protection of the historic building and or the area’s character (Tiesdell. et. al., 1996, pp. 166). The character of the area is linked to the image and the identity of the place or the quarter.

Legibility analysis merged as a counter-movement towards modernism to humanize approaches to urban form. (Lynch, 1979) According to Lynch, physical forms of the cities are composed of five elements, 'paths, edges, districts, nodes and landmarks', influencing the form of the city (Lynch, 1960, p.46). Paths are defined as channels, in which the inhabitants may move, such as streets, roads, walkways, railroads etc. According to the study of Lynch (1960), paths are the dominant city elements, by the assistance of which the cities are formed.

Secondly, edge is defined as boundaries between two conditions such as walls, shores and railroad cuts etc. According to Lynch, edge is important feature in organizing the form of the cities. Edges are linear and continuous (in Gestalt psychology) elements that isolate one place to another. Edges can be a facade or a line of trees or even a path. In mental maps and visual representations they generally refer to a continuous line and symbolize a boundary. Lang evaluates ‘edge’ in urban space as; *“Edges are boundaries that break or contain or run parallel to the form that they are not used by the observer as paths but they may well be so used by others”* (Lang, 1987: 137).

Next, district has two dimensional extend which inhabitants feel common identifying character. This identifying character may help to construct the feelings of 'inside' and 'outside'. The importance and significance of district diversifies according to the socio-spatial qualities of that region. For instance, Lynch stresses the ethnic and class based districts.

Node is labeled as the strategic points, such as junction points, crossing of the paths or point with special use. In this respect, social nature of the activity is an important determinant in the composition of nodes, like subway stations and civic centers, in which the thematic concentration is appeared. Final element is the landmark, which is defined as a point of reference such as a building, sign, store, shopping mall or mountain. According to Lynch, these components of the city are interrelated elements, which may help to simplify the understanding of image of a total system.

Urban space can also be handled as a social product which is not a separate structure with its own laws; however, it has a complex, interconnected structure organized by socio-spatial dialectic (Soja, 1997). Urban regeneration is a dual intervention to declined urban space in terms of both social and physical manner. Coleman and Neugarten (1971) indicate that analyses of the neighborhoods are important to indicate the social class positions. Urban social space with its different neighborhoods produces its own images representing the identities of the space and its users. Pocok and Hudson (1978) argue that, physical, social and psychological qualities of space influence the concept of sense of place.

Pickard (2001) argues that identity and diversity are claimed to be the most important aspects of urban value which can be reflected in the townscape elements such as; street layouts and finishes, parks, green areas, landscaping, monuments. They are condemned to be sole elements of recognizing and safeguarding the sense of belonging and identity. The principles which can be established by design briefs or coding to enhance identity is listed by Pickard (2001) in five issues as;

Respect to morphology and typology: Respecting to morphology and typology of the historical urban center by reviving its spirit and identity. The level of respect and preservation is thought to be flexible enough to sustain the needs of modern living.

The importance of public areas: Addressing rehabilitation of urban habitat and public spaces as well as structures. Public areas are admitted to be important and essential spaces for the quality of life and empowerment of the sense of belonging.

The perception of architecture: Strengthening the identity by different tools such as renovation of squares, establishment of formal aesthetic committee and bodies, mix use design and regulation of activities in order to increase public consciousness.

The maintenance of social and functional diversity: Providing housing for different income groups and ensuring functional diversity by professing a strong mixture of business and residential uses.

The control of change: Controlling the rate of change in the urban system. Minimum interventions at key points in time is regarded to be best for the community to prevent from misuse of the quarter by uncontrolled alterations since these can be resulted in physical, functional and locational obsolescence.

3.5.2. Creating Public Spaces

“I believe that the well-being of a community can be measured by the quality and maintenance of local public spaces. Poor provision and maintenance gives the message to communities that the authorities do not care about them. This is the beginning of a downward spiral which eventually leads to the ghettoization of communities. The ‘broken window’ syndrome is not some nebulous social theory – it accurately describes the process of the degradation of local communities.” (Cabespace, 2004)

Public space has a significant role in the city, in terms of physical, psychological, social, political, economic and symbolic aspects. Firstly, public spaces such as streets; boulevards and avenues are the main communication channels and they hold various activities together. (Carr, et al., 1992:30; Gehl, 1996 cited in Akkar, 2003). Secondly, public spaces differentiates the role of open spaces in the city with different level of hierarchies from public to private. (Akkar, 2003) Thus; the basic morphologic pattern of the city as solid and voids can be defined that the voids gain a particular meaning and role of activity when they achieve a role of public space.

Public spaces have also a role of beatification of the city (Carr, et al., 1992:30; cited in Akkar, 2003). They have an important role in human psychology in terms of mental wellbeing and relaxation (Thompson, 1998:106; Loukatiou-Sideris, 1998:7; Lynch, 1992:405 cited in Akkar, 2003). The other important psychological benefit of the public spaces is that they provide social interaction. Moreover; this is not limited to human being in a personal manner but also affects the psychological behavior of the whole community.

Public spaces bring different social groups together in spite of the differences between the users in terms of class, ethnicity, gender and age (Madinapour, 1995, p.46; cited in Akkar, 2003). Thus, public spaces create social coherence and balanced community life (Moughtin, 1999, p.131; Walzer, 1986:470; cited in Akkar, 2003). The other benefit of the public space is the contribution of democracy since they encourage people to participate in the social arena (Moudon, 1987, p.23; cited in Akkar, 2003). The other aspect of the democracy is that public spaces are open to “freely chosen” and “spontaneous” action of people (Rappoport, 1977; cited in Akkar, 2003).

Moreover, public spaces can provide social benefits that they are places of major economic activities throughout the history (Gehl, 1996; cited in Akkar, 2003). Moreover, public spaces also affect the value of the land surrounding them that they attracts people and stimulate increase in the value of the land (Madinapour, 2000; cited in Akkar, 2003). Public spaces also create a symbolic meaning that as Jacobs argued (cited in Akkar, 2003) they contribute to the identity of the city.

The main argument is that conflicts in social arena are necessary conditions of reproduction for urban social life. Jacobs (1992) argues that, the small street shops, groceries, cafes, pubs are the

contact points which enrich the city life. Disappearance of these contact points may destroy the public life. As a result of this destruction, residents may develop the patterns of isolation in an ultimate degree. Additionally, urban space without these contact points may turn to a domesticated social arena in which there is no interaction. Therefore, there is not any conflict. This pattern can move beyond the fact of residential segregation. Moreover, it can affect all actions taking place in urban social space.

In terms of design of historical urban quarters, Pickard (2001) identifies the importance of public spaces in enhancement of urban values. He claims that rehabilitation should address habitat as well as buildings that public areas are one of the most important and essential parts of design to enhance the quality of life and the sense of belonging in neighborhoods and centers. The renovation of squares, streets, canals and parks and the building components such as; front yards and courtyards are identified as the tools of public space revitalization via urban design in historical urban quarters.

3.5.3. Infill Design

The main objective in design and planning of historical urban quarters is condemned to be the conservation of existing historic fabric. In other words; for building new structures demolishing old ones having architectural or group value which contributes to townscape, scale and environment is not an appropriate type of intervention (Pickard, 2001), (Feilden and Jokiletho, 1993). However, new constructions may be implemented necessarily to re-establish functional and architectural continuity since empty lots may stimulate further decay of urban tissue and surrounding buildings.

Pickard (2001) states that the design of infill buildings should be based on a clear and systematic analysis of the historical morphology of the existing urban fabric and its functions. Solutions to their design may vary according to the specific cultural values and traditions of the historic area, the type and condition of the existing structures and the degree of homogeneity of the place. On the other hand; infill buildings are contemporary structures and express the spirit of the day. At the same time, their design should also take into consideration the design of their historic context. The general principles or the guidelines for infill design is listed as (Pickard, 2001) ;

- (i) Rhythm: Harmonizing with the urban rhythms and the morphological pattern of the surrounding fabric,
- (ii) Massing: Intimating human scale of the historic urban area, and not based on an artificial combination of several lots to accommodate one large function;
- (iii) Street: Following the line of the existing setbacks;
- (iv) Silhouette: Respecting the traditional character and silhouette,
- (v) Materials: Using traditional, or compatible with traditional materials,

- (vi) Windows: Setting a similar in character and window/wall ratio to typical buildings ,
- (vii) Quality: Providing high-quality construction and design.

CABE (2000, pp. 19-22) describes the principles of infill design development under the main objectives of urban design for well-maintained regeneration of old sites as; Character, Continuity and Enclosure, Quality of Public Realm, Ease of Movement and Legibility. In terms of respecting to character and identity of the quarter firstly considering the site's land form and natural landscapes is determined as an objective. The new development is obligated to respond to landscape features and existing layout involving buildings and streets. In addition, respecting to local building forms, materials and skyline is suggested in new developments. It is similar to Pickard's objectives of scale, massing and height proportion which are determined as the reference points for infill design (Figure 3.8.).

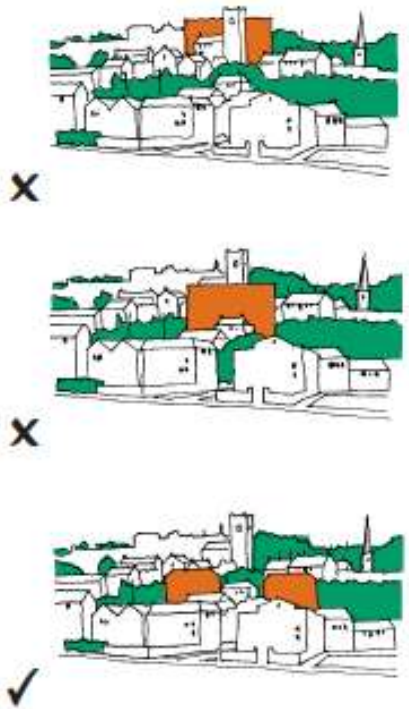


Figure 3.8. Respect to Silhouette, Massing, Scale and Landscape for Infill Development (CABE, 2000, p. 20)

In terms of the objective of design as providing continuity and enclosure the main aims are creating distinguishable private and public spaces, respecting to common building line and definition of the street in infill design. The front and backs of buildings is suggested to be designed in terms of function and privacy of the structure (Figure 3.9.).



Figure 3.9. Contuinity and Enclosure in Infill Design

In order to provide quality of the public realm, a well desinged system of open and green spaces is suggested. Moreover; the ground floors of the buildings having appropriate function is suggested to be designed to attract public interest by active uses. As well as the details, the form of the building should be welcomed to public activites (Figure 3.10). The well quality street furniture and materials can also contribute to the attraction of the public places that the more attractive public spaces can possibly create safier quarters in cities.



Figure 3.10. Appropriate Design of Infill Building Forms for Active Usage

The other aspect which can be discussed under the quality of public realm is the appropriate design in terms of climate since climatic factors may affect the attractiveness of the place. The climate sensitive design includes appropriate form selection for infill development, maintenance of adequate open space as well as selection of appropriate materials (Figure 3.11).

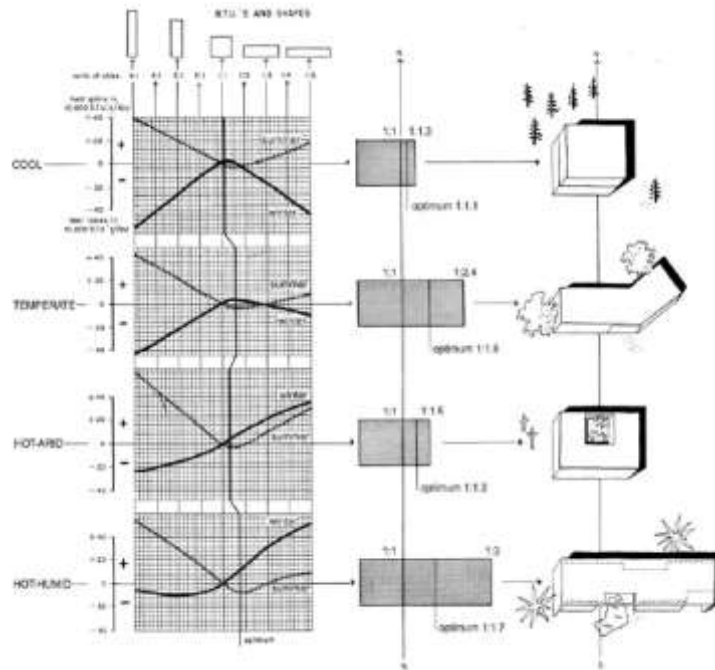


Figure 3.11. Appropriate Building Shapes in different Climatic Regions (Olgyay, 1992, p.89; cited in Topaloğlu, 2003)

Re-designing the accessibility of the area and providing the ease of movement is the other key element of urban design in regeneration of old urban quarters by infill development. Promoting green modes of transport such as; public transport, walking and cycling can create more livable and attractive places. Lowering the speed by traffic calming measures and increasing pedestrian use by designing convenient, mix use active streets can also be defined as ways to increase ease of movement in the area.

As mentioned before, a clear image can enhance the identity and character of a quarter. In addition, it gives users a sense of security. Cabe (2000) put objectives in terms of legibility by enhancing existing image elements and vistas as well as creating new ones. The design of corners, routes, landmarks and nodes can orient the users both in terms of finding their ways and enjoying the quarter. The adaptability is also condemned to be an important element in new development since flexibility can ease the adaptation of the structure and its surrounding to future uses.

As the last objective, diversity can increase the choice in urban space in terms of activities and inhabitants. Mix-use developments in terms of both infill design and rehabilitation of the existing structures can contribute urban regeneration process. The ease of movement, character and public realm can be enhanced by mixed of uses in different scales from interior building to the whole quarter.

3.6. Conclusion

In this chapter, the ways of intervention to urban decline were discussed under a broader term “regeneration”. Till the 1980s, there is determinant particular distinction of specialized tools of regeneration to historical urban quarters except individual conservation approaches to historical and monumental structures. However, it is also observed that the intervention tools which do not concentrate on historical urban quarters in physical and social manner till the emergence of an integrated approach during the 1980s. Furthermore, in this chapter, by narrowing down the topic the focus of the intervention tools to urban decline was shifted peculiarly to historical urban quarters. Specific intervention methods and thematic approaches in terms of urban regeneration are also observed like torusim-led, housing-led and commerical/industrial-led urban revitalization schemes for historical areas. Moreover, urban regeneration of historical quarters is classified according to the role and dominancy of state. Then, two main planning and management approaches of last decades are determined in terms of regeneration of historical urban quarters. It is observed that they are close to each other in terms of scope and content (Table 3.9.).

Table 3.9. Summary of the Tools of Urban Regeneration in Historical Urban Quarters

Feilden and Jokhiehto (1993)	Pickard (2001)
Providing harmony by materials and methods	Maintaining social links and community ties
Preserving character	Preserving and enhancing residential function
Encouraging mix-use	Improving quality of environment
Managing administration	Encouraging rehabilitation
	Defending identifiable human scale

Although revitalization principles and approaches implies some points in terms of urban design issues, by narrowing down the research the focus is concentrated to urban design approaches in historical urban quarters. Four main approaches are investigated and summarized conceptually (Figure 3.12). All approaches shows a parallel scheme of urban design principles in regeneration of historical urban quarters that the elements are related and stimulating to each other. For example, massing, silhouette and rhythm are directly related urban design features so in the case study analysis the mentioned elements will be evaluated. Since every city and parts of it is unique in itself, in addition to the general principles, the peculiar features of the case study area is needed to be investigated in the following chapter.

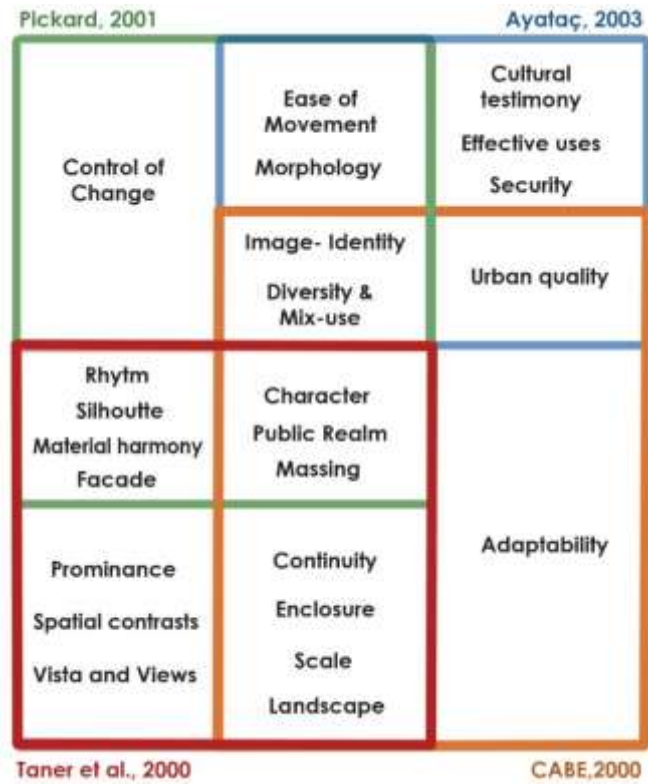


Figure 3.12. The Urban Design Elements in Regeneration of Declined Historical Urban Quarters

CHAPTER 4

Types Of Walled Cities and Regeneration Examples

In previous chapters, related to the aim and hypothesis of the study, the concept, driving forces and features of urban decline was investigated. Then the solutions and intervention methods to urban decline are evaluated including the role and scope of urban design. To focus on the aim of the study in both parts, the topics was narrowed down to historical urban quarters which is also one of the main features of the case study. As mentioned in previous chapter, urban design approaches to declined historical urban quarters emphasize the character of the place including its local context and peculiarity. In this chapter, the topic is narrowed down to divided capital cities and historical walled cities. The concept of “wall” will be investigated which is a marked feature of the case study area. In this respect, firstly the concept of “wall” and the types of walls in urban context will be discussed. Then, the historical walled cities will be issued that the morphological features ant types of them will be investigated. At the end of the chapter, after a brief discussion of the design principles of walled cities, regeneration practices from different regions of the world including the cities of Bruges, Valetta and Lahore will be explained.

4.1. The Concept of Walled City

The concept of wall expresses an element of separation in tangible or intangible manner. The Cambridge Advanced Learners Dictionary (2008) defines “wall” as;

*“a vertical structure, often made of stone or brick, that divides or surrounds something”,
“any outer part of a hollow structure in the body”,
“a mass of people or things formed in such a way that you cannot get through or past them”,
“a way of feeling or behaving that completely prevents two groups of people
from communicating with or understanding each other”*

In urban context, walls can be seen as a social construction in addition to their physical appearance. Moreover, walls define the development boundary for towns and cities in Classical period. Although many of them are largely destructed in later periods, the walls of Bruges, Budapest, Cologne, Edinburgh and Paris are classic examples of major European cityscapes who limits the growth of cities by defensive perimeters (Bruce and Creighton, 2006). For historical

urban quarters, walls are condemned to be an architectural, historical value and a heritage asset. Bruce and Creighton (2006) explains that town wall is a heritage that extends back to the very origins of time expressing the unison of street plan and enclosure. Towns were encircled for defense by walls from the classical to post-medieval periods. Those walls defined the rural as the outside and the town as the inside that they do not represent an inner exclusion except the walls encircling sacred or governmental spaces.

In addition to being a tangible element possessing values and separating tangible forms as a spatial structure, “wall” can also be assigned by various intangible social meanings such as; division, exclusion, separation and confinement (Atun and Doratlı, 2009). Marcuse (cited in Atun and Doratlı, p. 110) defines emergence of wall as ‘*Throughout western history, cities have been, to some extent, internally divided. Certain streets or zones have always been reserved for particular socio-economic, cultural, professional, religious, or ethnic segments of the urban population.*’ Marcuse categorizes five types of walls as;

Prison walls: They define and preserve enclaves and ghettos as an element of isolation and segregation.

Barricade walls: They serve to community for protection that it offers cohesiveness and solidarity both in terms of physical manner and symbolic manner.

Aggression walls: They express domination and force that fences, military barriers and police compound are example of them.

Sheltering walls: They protect privacy, privilege and wealth like gated communities. They are one sided walls that whereas the access from inside to outside is free, the entrance from the outside is limited and controlled.

Castle walls: Express economic, social and political superiority that presidential offices are example of them.

In other words, in addition to the walls having an historical extend before modernist age, new walls also emerged in cities. The walled or contested cities can also be seen as an element of high level of segregation. In image analysis of Lynch, wall can be analyzed in two aspects that firstly, wall is an edge segregating spaces and secondly, wall is an element defining a boundary of a quarter. The walls in cities can be examined as the walls revealing segregation and the walls revealing unity (Figure 4.1.).

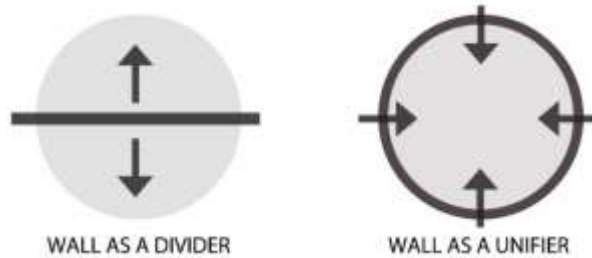


Figure 4.1. The Concept of Wall as a Divider and Unifier

4.2. Walls as Dividers

Every city is divided in some extent that tangible or intangible walls can exist which divide the urban community according to ethnicity, religion, political view or class that it creates social polarization and segregation. Caldeira (2000; cited in Gaffkin et al, 2010) argues that the rich and poor are enclaved in many cities as “...*the parallel social universes of fortified rich enclaves and poverty-stricken slums are cities of walls that inherently generate violent discord and impair democratic politics rooted in common citizenship.*” The divided cities, on the other hand reveals a greater level of segregation Hepburn (2004; cited in Gaffkin et al, 2010) described ‘divided’ and contested city as; “*a co-habited location of two or more ethnically conscious groups by religion, language and/or culture and partisan history where no side will acknowledge the ascendancy of the other.*’

Gaffkin et al. (2010) assure that all cities are ‘contested’ in the sense that such containment generates intrinsic dispute about how to use and allocate scarce land resources, economic relations, race or gender. The general factors and frameworks of the emergence of segregated enclaves in cities is explained by Gaffikin & Morrissey (2011) as;

- (i) The political (legitimacy, governance)
- (ii) The economic (class and inequalities)
- (iii) The cultural (rival norms, traditions, ethnicity)
- (iv) The spatial (relational geographies attending the conflict)

The examples of divided cities of the 20th century are Lefkoşa, Berlin, Belfast, Jerusalem and Beirut that the level of segregation changes with respect to the conflicts.(Figure 4.2.) The walled capital cities of the 20th century are evaluated in Table 4.1. in terms of period, roots of conflict, segregation level and the means of integration. For example, in Belfast the city is not divided by a border or the wall that low level of interaction occurs. On the other hand; in Berlin till the destruction of the wall, any interaction between the East and the West Berlin did not take place.



Figure 4.2. The divided cities of Berlin (Image-a), Belfast (Image-b), Jerusalem (Image -c), Beirut (Image -d) (Retrieved from, <http://voiceseducation.org/sites/default/files/images/berlin-wall.jpg>,<http://ireland.siedla.com/diary/peaceline1.jpg>,<http://www.biblelandpictures.com/gallery/gallery%2FJERUSALEM%2FNEW%20JERUSALEM%2F22988.%20Divided%20Jerusalem.jpg>)

Table 4.1. The Evaluation of Divided Cities

City	Divided Period	Roots of Conflict	Level of Segregation	Integration in Time
Berlin	1948-1989	Politic	Divided politically in first 13 years and separated by wall in 1961	Re-united in 1989 by the
Belfast	Since 1969	Ethnic and Religious	Multi-segregated sectors divided by 99 peace walls which are vacant spaces or non-residential uses	The city is segregated in sectors including public services. In 2011 Belfast City Council agreed to develop a strategy regarding the removal of peace walls
Jerusalem	1948-1967	Religion	The was divided into two sectors by walls and barricades	The city was unified after six day wars under Israeli sovereignty
Beirut	1975-1990	Religion	Green line which pass through the city center in addition to a military control zone	The barricades pulled down and the physical division ended. However; segregation still exists.

4.2.1. Revitalization of Cities Having Divider Walls

'The alternative to 'shared space' is 'scared space' (D. Morrow, 2005, quoted in Gaffikin et al., 2005, p. 511)

The main issue in revitalizing walled enclaves which are deeply divided into two or more sectors is to increase the public realm. The city center's civic places are important in this respect, they provide neutral and cosmopolitan space and display symbolic affirmation of a shared identity. The role of spatial planning and urban design in this respect is taking a proactive role in coherent collaboration. The general aims of urban design for the revitalization of contested walled cities can be listed as (Gaffikin et. al., 2010);

- (i) prioritizing of potentially integrative over potentially segregating projects
- (ii) establish an effective community spatial planning system
- (iii) challenge traditional territorial claims
- (iv) locating key services to bring local communities out of segregated enclaves and into shared spaces
- (v) the design and provision of a linked system of shared and accessible public spaces from 'edge to center' of the city.
- (vi) rebranding of antagonistic public art and display
- (vii) removal of defensive walls and barriers in long-term

4.2.2. World Examples of Revitalization and Urban Design of Divided Cities

4.2.2.1. Belfast

Belfast is the largest and the capital city of Northern Ireland. The city was suffered from high level of segregation. The roots of segregation is both nationalistic and religious that many peace lines was constructed after 1960s to eliminate the tension between British Protestants and Irish Catholics. Belfast, in more recent times, has adopted an integrative approach by collaboration of government agencies such the Department of Social Development, local authorities, Belfast City Council, and voluntary agencies such as the Community Relations Council. The main aim is to promote the concept of 'a shared future' (Gaffikin et al., 2005).

Due to segregation, the central core was subject to decline after the conflicts that neighborhoods have become more defensible and the historical central core became vacant in terms of central uses and residential activity. In 2005, the Northern Ireland Department for Social Development (DSD), started an urban regeneration program to increase the community ties by enhancing public spaces (Figure 4.3.). The Belfast City Center was selected as the main quarter to create a

shared space for the citizens. The other aims of the project are lifting the quality and profile of the city as an international destination, attracting new inward investment and tourism.



Figure 4.3. Regeneration of the Central Quarter by Public Spaces in Belfast (Retrieved from; <http://www.aecom.com/vgn-ext-templating/v/index.jsp?vgnextoid=5238039a243bb310VgnVCM100000089e1bacRCRD>)

The Belfast City Centre Public Realm Plan included design schemes which can be observed from Figure 4.4 to demonstrate how the built and open space form of the area could be developed to maximize its potential in physical, economic and social terms.



Figure 4.4 Belfast City Center Public Realm Plans (Retrieved from; <http://www.paulhogarth.com/portfolio/public-realm-plans/belfast.html>)

Furthermore, Belfast Integrated Strategic Tourism Framework was conducted to increase public realm and touristic attraction of the quarter by focusing on public spaces. By the quality, variety and vitality of public spaces such as streets and squares; the degree of shared ‘public life’ is created and the ease of movement is sustained by walking, cycling or by public transport. Moreover; different parts of the city are connected by safe, attractive and visually interesting public spaces and access corridors like the River Lagan (Figure 4.5).

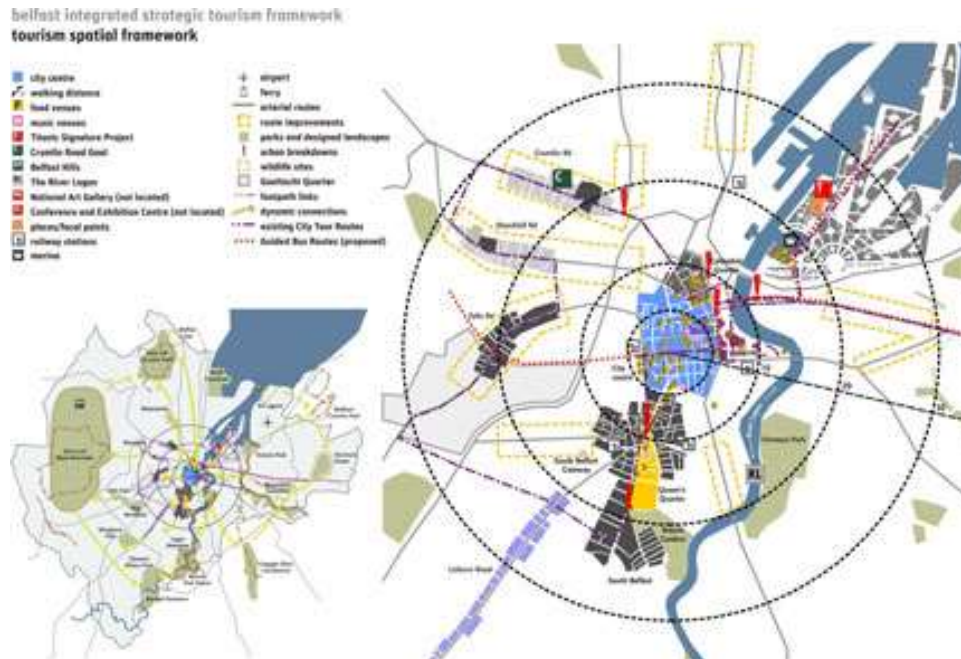


Figure 4.5. Belfast Integrated Strategic Tourism Framework (Retrieved from; <http://www.williemiller.co.uk/belfast-integrated-strategic-tourism-framework.htm>)

4.2.2.2. Berlin

The roots of the division of Berlin was started before the physical division that the core of the conflict was political and ideological between the socialist ideology and the capitalist ideology. Both before and after unification central Berlin was subject to decline in population and central activity. The segregation, economic fluctuations and continuous suburbanization resulted in the decline of the inner city.

There occur two attempts for the revitalization of Berlin which took place in 1987 and 1989. Berlin's rebuilding began before the city's reunification following the collapse of the East German government. Several vacant urban quarters and sites were rebuilt based on international design competitions by infill and rehabilitation projects. After German reunification new urban districts such as Potsdamer Platz were built along with extensive public spaces and governmental buildings (Figure 4.6).



Figure 4.6. Urban Design Project of Central Berlin in 1987 and 1996 (Retrieved from, <http://studioberlin.org/2013/wp-content/uploads/2013/07/IBA-Masterplan.jpeg> and http://static.nai.nl/regie_e/new/berlin1_e.html)

4.3. Walls as Unification

Walls of divided cities represents the war, peace and segregation. However; walls do not only represent a political, ethnic or religious clash that they also represent values of history, design, architecture and unity of the town. These can be viewed as fortification walls which are important components of towns and remains from the early cities to the industrial city. Both the walls still erected and the ones pulled down in the past gives an important contribution to morphology of cities. For example, much of the line of Paris's fortifications was famously converted to tree-lined boulevards. Likewise, Vienna's Ringstrasse was created by the removal of fortifications to create a belt of land which was dedicated to construction of a ring road (Gaffkin et al., 2010).

Morphological Features of Fortified Walled Cities

Kostof (1991) identifies the urban patterns, organization principles of cities and walled cities that he simply categorizes the walled cities as planned and unplanned as a first concern. Then he defines three main categories to explain the organizational and structural pattern of walled cities as;

- (i) Organic City
- (ii) Grid City
- (iii) Diagram City (Kostof, 1991, *The City Shaped: Urban Patterns and Meanings through History*, A Bulfinch Press, Boston: p70; cited in Sahin & Doratlı, 2009)
- (iv) Mix-Pattern City

4.3.1.1.Organic Walled City

Organic cities evolve as a product of many detailed individual small decisions. Kostof (1991) describes the organic city as: *'chance-grown', 'generated' (as against 'imposed'), or, to underline one of the evident determinants of its pattern, 'geomorphic'. It is presumed to develop without the benefit of designers, subject to no master plan but the passage of time, the lay of the land, and the daily life of the citizens. The resultant form is irregular, non-geometric, and 'organic', with an incidence of crooked and curved streets and randomly defined open spaces. To stress process over time in the making of such city-forms, one speaks of 'unplanned evolution' or 'instinctive growth'.*

The aim of the walls is fortification and defense. In addition to the differentiation in shape, form and material of walls, the inner part of the walls as the organic urban pattern also has an effective role in defense of the city. Kostof (1991, p.17) states the effect of walls in organic structure is that *"it will be better and safe, for the streets not to run straight for the gates, but to have wind about sometimes to the right, sometimes to the left, near the wall, and especially under the towers upon the wall; and within the heart of the town, it will be handsomer not to have them straight"*

The other significant impact of winding streets is their scenario value and surprising effect. In every corner, the pedestrian can recognize a monumental landmark, small public space or mysterious houses surrounded by walls. The feeling of solidity, continuity and enclosure can be experienced in such urban patterns. Kostof (1991) identifies organic walled cities as non-geometric layouts without rigidity and geometric abstractions. Curvilinear street systems, accented and broken lines and irregular spaces can be listed as the main characteristics of organic walled cities. Moreover; organic walled cities has an adhesive role in sustaining social cohesion and enhancing the spirit of community.

Organic walled cities are generally small in size. They are usually dense and they have a scenario value. The central part is generally more crowded. On the other hand, the urban fabric thinned out at the edge of the city that convergence of streets is recognizable including market place, cathedral and also the gateways. Bruges as observed from Figure 4.7. is a main example to organic walled city by its central features, fortifications and winding non-geometric streets (Kostof, 1991; cited in Sahin and Doratlı, 2009).



Figure 4.7. Bruges as an Organic Walled City (City Map Circa 1546. Retrieved from: <http://heres2now.com/2011/bruges-belgium/>)

The types of organic walled cities through the history are early walled cities, Greek cities, medieval cities and Islamic cities. The city is a complex and developed version of the small agricultural towns. Mumford (1961) states that the embryonic structure of the city already existed in the village including the houses, shrine, cistern, public way, agora and a market. By 2500 BC, the first walled cities emerged in historical scene as a walled enclosure with streets, house blocks, the market place, the sacred zone or the temple and an administrative quarter. The first cities can be considered as large villages and the walls were one of the main component. Mumford claims that although the wall has an important defensive effect for the settlement, the first use of wall probably has religious purposes to define the sacred limits rather than military i. On the other hand, the city has been always targeted to wars and attacks since it is a spatial unit of the concentration of surplus. It is declared that to defend the city; fortifications, ramparts, canals and towers were built in historic times (Mumford, 1961: 25-70; cited in Doratlı & Hoskara, 2009: 26).

With the invention of alphabet and coined money, a new structure of walled city occurred between 8th-6th centuries BC as the Greek Polis in the Aegean Region. By the Greek city, the relationship between the countryside and such an extended village community has become more significant. Furthermore, there existed a more democratic ruling system with respect to Mesopotamian and Egyptian cities in which segregation of ruling elite and sacred places differentiated by walls. As a result of the change in economic and political structure, the walls defining the macro-form of the city have become less visible in early Greek city (Mumford, 1961, p.147-151).

Two main periods of Greek city can be defined as Hellenic City and Hellenistic city. The components and infrastructure of the Hellenic city was upgraded in Hellenistic period. Thus; the structure of the Greek city should be analyzed in two periods. Athens can be analyzed to understand and visualize the structure of the Greek city (Figure 4.8.). Ancient Athens is

surrounded by walls that in 479 BC new extensive walls were built due to growth of the city by Hippodamus Plan. Land divided into three parts as sacred, public and private. Private areas were set aside for inhabitants, sacred areas were for gods and public areas were for common use such as; political meetings, sports facilities, commerce and theatre. The streets were rectilinear, irregular and the city can be visualized as the composition of interrelating shapes. The wall of the city was also flexible rather than geometrical (Benevolo, 1980; cited in Dorathi and Hoskara, 2009, p.62).



Figure 4.8. Plan of Athens "engraved by T. Cook and published in *The Travels of Anacharsis the Younger*, 1793. Retrieved from; <http://www.ancestryimages.com/proddetail.php?prod=e9877>

Arabs conquered southern Mediterranean coastal areas after the mid of 7th century such as; Alexandria, Antioch, Damascus and Jerusalem. They altered urban space according to their social space that after a certain period, they have built new cities as Shiraz, Baghdad, Fez, Cairo, Cordoba and Palermo. As a result, the grid system of Roman towns were transformed into another form of organic walled city which is called the Islamic city. Islamic cities are dense and compact and enclosed by two walls that the inner area is called as medina. Neighborhood segregation is visible in Islamic city that each ethnic and religious group live in its own quarter. The entrance gate which is called “Bab” is generally a monumental structure despite the simplicity structures exist in the city (Dorathi and Hoskara, 2009).

Cordoba is an example of Islamic city that all structural elements exist separately in the city in an organic manner existed by choice and privacy. There is not a regular street system that the streets are too narrow which can be observed in Figure 4.9. The transaction of pedestrians and carts are not available at the same time. The private and public buildings are simple and can be easily discriminated that baths and mosques are main public buildings of Cordoba. The squares and market places are the large enclosed areas of the city. The square is simply the front-yard of mosque or a small node created by crossing streets. The main market is the bazaar which is created by irregular integration of covered streets. The houses are built in one level in a dense form that they cannot be viewed from the outside due to walls and architectural details. The

overall structure of Islamic Cordoba is dense and compact; moreover; the city is surrounded by walls. (Benevolo 1980; cited in Doratlı and Hoskara, 2009, p.65)



Figure 4.9. Map of Cordoba (1929). Retrieved from; <http://www.discusmedia.com/authors.php?id=4576>

The organic walled city is characterized by medieval cities that many examples of historical walled cities were emerged during medieval period. Medieval pattern of the cities are organic in general that the urban structure is produced without conscious planning approach. The city develops according to the choices, needs and adaptations. In medieval cities having radio-centric or concentric pattern, there occurs an orientation to the central core by series of irregular circular rings (Mumford, 1961, p.300-303; cited in Doratlı and Hoskara, 2009, p.42-44).

Especially after the 10th Century, Medieval cities began to grow in population and size as a result of the economic Renaissance of Europe. Thus, settlements sprang up outside the walls and a new outer wall was constructed to protect enlarged settlements. Medieval walls have an irregular rounded shape and by the time, series of concentric fortifications became a characteristic of medieval city. (Benevolo 1980; cited in Doratlı and Hoskara, 2009, p.66-67) Wall of the medieval city defines the boundaries of the city that the walls were enlarged when city grew. The town gates also works as a meeting place mainly in terms of trading. Thus, gates also produced the economic quarters of the city that the main avenues and the economic activity was oriented to main gates. In addition, wall was used for recreational activities especially during summer that the high walls gave a point of vantage, and permitted to enjoy summer breeze (Mumford, 1961; cited in Doratlı and Hoskara, 2009, p.44-45).

Although Mumford (1961) explains that very different patterns can be visualized in medieval cities, Benevolo (1980) explains common characteristics that even the variety in itself is a common character of medieval city since it is adopted to every geographical location under different economic circumstances. Benevolo lists universal characteristics of medieval city as; (i) adaptation, (ii) continuity, (iii) complexity and (iv) concentration (Doratlı & Hoskara, 2009, p.66).

The neighborhoods are well defined in medieval city that the town is divided into small quarters. Each quarter has its own church, a guide hall, fountain or well, local market, local water supply and a café or trattoria. All neighborhoods located within walking distance to the central quarter that the basic needs can be supplied in itself (Mumford, 1961; cited in Doratlı and Hoskara, 2009). The houses in the neighborhoods are densely located producing continuous rows (Figure 4.10). They may have private gardens or shared inner courtyards as a semi-private open space. They are up to two or three stories. The separation of functions can be radically seen in medieval house that the level of privacy is high which affects both the design of houses and the place of urban functions (Mumford, 1961; cited in Doratlı and Hoskara, 2009, p.45).



Figure 4.10. Sketch of the Medieval City (Rufus-Jr, 2007 Retrieved from; <http://rufus-jr.deviantart.com/art/Medieval-city-59855064>)

The street is created mainly for the utility of pedestrian rather than wheeled transportation so the streets are narrow and irregular with sharp turns and sudden closures. The streets is a continuous line of communication that it minimizes the adverse climatic effects. (Mumford, 1961: 308; cited in Doratlı & Hoskara, 2009:46) Shooting and bowling grounds are the other open spaces frequently used for outdoor activities in walled medieval city. Furthermore; there occur urban parks open to public that Jardin Du Luxemborg” is a significant example of medieval Public Park. (Mumford, 1961: 333; cited in Doratlı & Hoskara, 2009:47) Venice, Milan, Ghent, Cologne, Florence and Paris and Bruges have main features of Medieval City especially the late period.

4.3.1.2. Walled Grid

The grid pattern walled cities are the most common type of planned walled cities through the history. It is characterized by a rectangular street pattern system. The main aim of the walls in walled grid cities is to increase the defense. The form and material of the wall should firstly provide the survival of itself and also the community living inside. The grid system was also

used for military purposes as well as the wall. In addition to other benefits of grid pattern such as; providing equity, helping to organize land ownership and supporting urban growth, it provides a high level of defense, easing access to the gates and better organization possibility to the soldiers. The walled grid was also idealized in time especially by military engineers that the most effective wall was found to be a curtain polygon bounding an orthogonal grid structure. The other design principles of grid walled cities are listed as the rhythmic arrangement of streets, disposition of open spaces and creation of a strong center (Kostof, 1991; cited in Dorathl and Hoskara, 2009).

In terms of historical evolution, the first grid-iron planned walled cities can be regarded as Hellenistic City. The emergence time point of the Hellenistic city can be condemned as the Persian War. The main difference was firstly the establishment of sanitary system in addition to the order and aesthetic expectations in urban forms. The mountains are not regarded as fortifications any more as did in previous periods. The concept of wall has become an important component of the Hellenistic city. The common planning type has become grid planning since 7th century BC. The spatial system is highly related with the commercial life as well as the defensive purposes. The other important fact of the Hellenistic city is that urban blocks was composed of standardized equal units as much as the topography allows with indefinitely repeated open spaces which can be perceived from plans of Miletus and Priene in Figure 4.11. (Mumford, 1961, p.200-232).

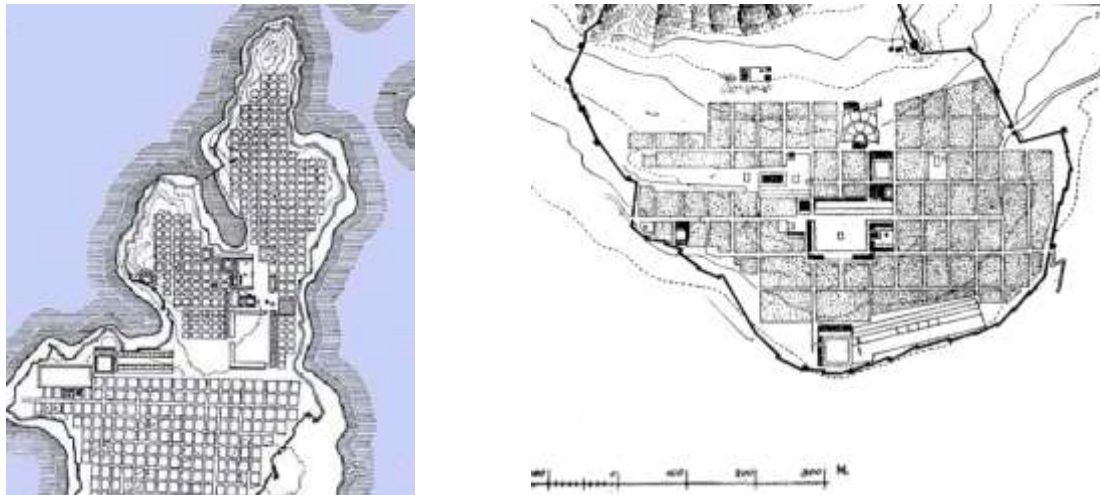


Figure 4.11. Plan of Miletus in 480 BC and Priene in 4th Century BC. (Retrieved from; <http://recivilization.net/UrbanDesignPrimer/110originsofthegrid.php> and http://www.utexas.edu/courses/citylife/images/priene_plan.jpg)

The clear spatial definition of the neighborhood can be seen in Hellenistic city that arteries define the neighborhoods or superblocks. Each superblock is separated to public buildings or neighborhoods for different tribes living in the city. However, the housing cannot be distinguished in terms of household wealth. Like the Hellenic city, the rich and poor can live side by side in different quality of houses (Mumford, 1961, p.156-229.) The Hellenistic city

developed further to Roman cities that the city has become more complicated in terms of aesthetic concerns and functions. Furthermore, wall gained significance more. Wall defined the rectangular macro-form of the city with a check-board pattern with regular grid. The publicly used places more varied (Mumford, 1961: 245; cited in Doratlı and Hoskara, 2009). Due to both religious and military reasons, wall has become an important element of the Roman city that in terms of defensive purposes. The enemy has to use extra power to invade the city. In terms of religious side, wall defines the sacred entity of the city. The irregularly countered walls were diminished in Roman Period and replaced by a well-ordered defensible system. (Doratlı and Hoskara, 2009)

Despite the complex and organic based structure of Rome, colonial Roman cities have a strict geometric layout. The urban structure is the product of the centuriato system that the Roman colonial city is a simplified version of the Hippodamus plan. The crossroads and the four quarters can be visualized in Roman castrum that the city may also consisted of the repetition of same geometrical units. Timgad can be regarded as an example of Roman walled city having a pure grid plan (Figure 4.12.).

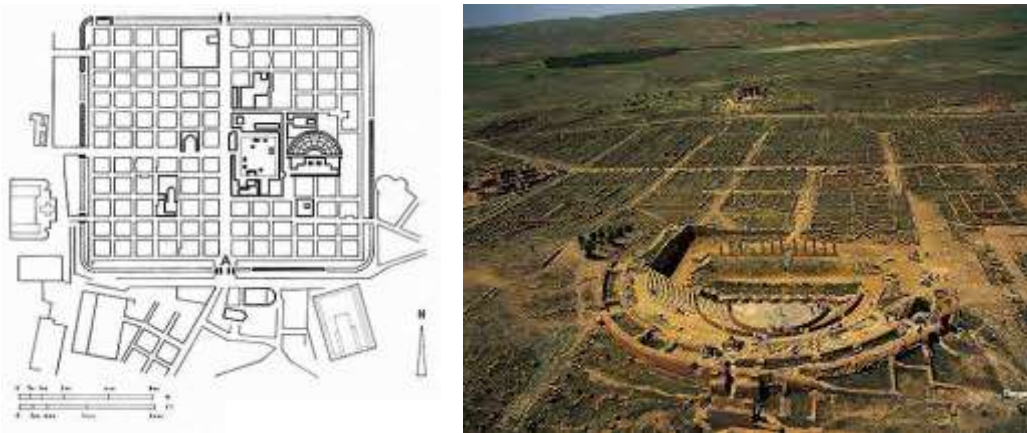
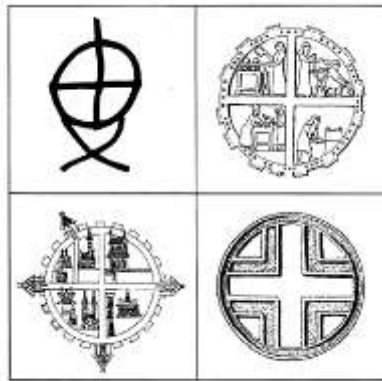


Figure 4.12: The Plan and Present View of Roman Walled City of Timgad, Algeria (G. E. Kidder Smith. Looking at Architecture, p. 30 and <http://aflamis.blogspot.com/2010/12/timgad.html>)

4.3.1.3. The Walled City as a Diagram

The first city walls were built in Neolithic ages that the brick walls came into existence with a circular enclosure. The early city was mainly divided into four quarters as a classic symbol of the city (Figure 4.13). That representation was shared in different geographies in Northern Hemisphere. Such a structural organization can be well visualized in Egyptian cities during pre-dynastic and early dynastic times.



- 1: Early Chinese ideogram for “village,” 1300-612 BC
- 2: Assyrian bas-relief showing scenes of city life, c. 1600 BC
- 3: Egyptian hieroglyph for “city,” 3110-2884 BC;
- 4: Icelandic drawing of the “heavenly city of Jerusalem,” 13th century AD.

Figure 4.13. Diagrammatic Early Cities (C. Norman (1997) *Nature and the Idea of a Man-Made World*, courtesy of MIT Press.)

The crossroads and the four quarters are also visible in Roman castrum which can be observed in Figure 4.14 by the plan of Drobeta Roman castrum. The difference from early examples is that the circular walls become rectangular. The rectangular pattern walled cities are also visible in Mesopotamian cities showing a full interior control and external domination of the city. Those cities were both irregular and regular placement of buildings. The pure regularity of the grid-iron pattern is seen in Greek Cities in later periods due to religious, order and mechanization purposes (Mumford, 1961: 105; cited in Dorath & Hoskara, 2009: 28-29).

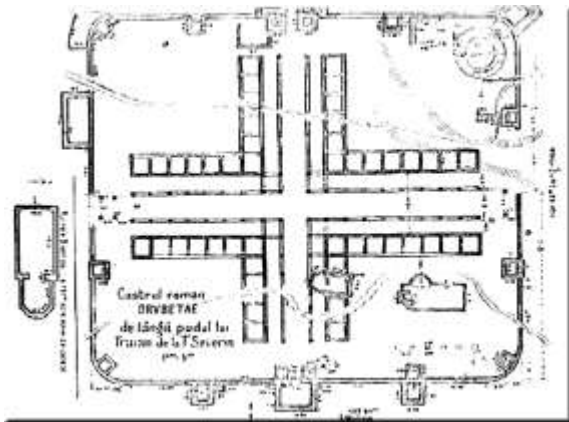


Figure 4.14. Plan of the Drobeta Castrum, ca 1900. (Retrieved from; <http://alexisphoenix.org/romaniamalva.php>)

Wall can be considered as an important urban structure in Mesopotamian cities that large Sumerian cities were surrounded by wall or a ditch. It divided the urban and the countryside that the urban area was parceled privately owned units whereas the countryside was administrated as a common good. (Benevolo; cited in Dorath and Hoskara, 2009:51) For early walled cities, the Sumerian city Babylon can be regarded as a significant example of a large and complex early walled city covering 400 ha area. It has a rectangular macro-form divided into two halves. The city is encircled by two walls to define the limits and increase fortification. The street pattern is geometrical producing courtyards. The whole urban quarter is divided into districts that the

private houses and public buildings such as temples were well distinguished (Figure 4.15). The whole urban pattern was well defined and well ordered that the streets were equal in width. (Benevolo, 1980, p.32 cited in Doratlı & Hoskara, 2009, p.60).

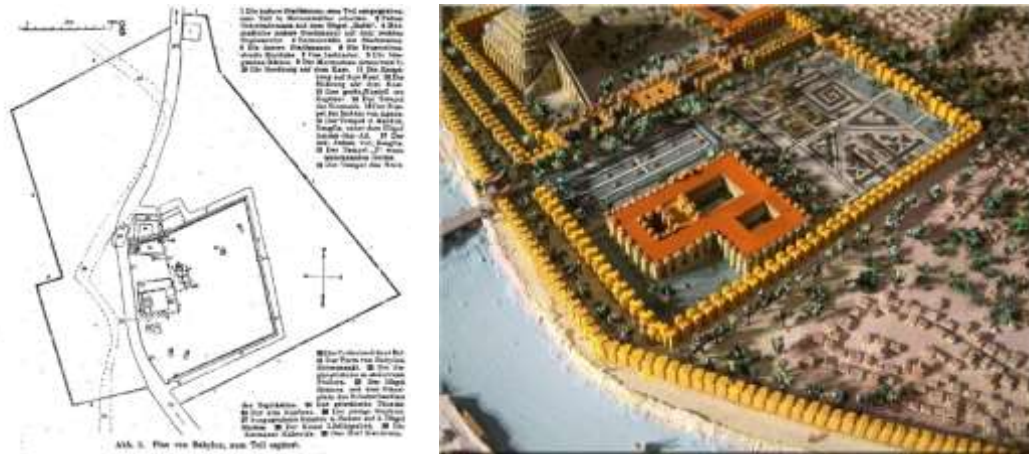


Figure 4.15. Plans and Three Dimensional Representation of Babylon; (R.Koldewey (1919). Zentralblatt der Bauverwaltung. 421, Herausgegeben im Ministerium der öffentlichen Arbeiten, Berlin and [Andre Caron's](#) Scale model reconstruction of the Esagila complex containing the Marduk Temple. Retrieved from; <http://zoroastrianheritage.blogspot.com/2013/03/the-remarkable-discovery-of-cyrus.html>)

The walled cities as a diagram can be mainly investigated as concentric and radial walled cities. Japanese cities are examples of concentric walled cities organizing around two main belts (Figure 4.16). The inner moat and belt was occupied by the elites and officials. The second belt is generally more unprotected. At the edge of the outer belt, temples and shrines are located. The concentric organization of the walls aims to control the level of defense.



Figure 4.16. Japanese Map of Edo Tokyo, 1850 (Retrieved from; <http://www.geographicus.com/P/AntiqueMap/EdoTokyo-TakashibaSanyu-1850>)

The radial organization of the walled cities is a well-known morphological type that they emerged as a result of the investigations of ideal city. The Renaissance city also have common characteristics with organic medieval walled city that it can be seen as a partial upgrade of it. Renaissance planning can be regarded as a transition stage from the medieval city to baroque organization that the irregular enclosed tissue of the walled medieval city was condemned to be the producer of crime. Thus; the planner architects pushed the walls away, rebuilt straight streets and rectangular squares. There cannot be defined a pure renaissance city that it is rather an understanding, a patch of order and beautification (Mumford, 1961:348 cited in Doratlı & Hoskara, 2009, p.48).

The Baroque period is represented by geometric urban forms that the socio-spatial structure of the urban life was dramatically altered. Baroque design of cities is a product of perfection with rigorous street plans, formal city layouts, geometrical gardens and artificial landscape design (Mumford, 1961, p.349-350 cited in Doratlı and Hoskara, p. 2009). The main contribution of Baroque Period to form of walled cities is the asterisks plan which is produced for military considerations. The central point was designed as public open space. The idealized radial form can be visualized in both urban quarters and macro-forms. Palma Nouva the idealized town founded in 1593 (Mumford, 1961:388-389 cited in Doratlı & Hoskara, 2009:50-51) and the Place de l'Etoile quarter of Paris are the examples of the baroque lay out.

The idea of the ideal city produced mainly for social, economic and mainly military purposes rather than seeking spatial beauty and order. An ideal urban form was investigated in order to form the walls having the highest defense (Figure 4.17). The circular shape was considered to be weak since the straight curtains between two bastions are stronger in case of an attack. The square shape is more ideal than circular walls in terms of attack resistance despite it has other inefficiencies such as the inflexibility of the bastions. As a result; the polygonal form was decided to be the most effective form to provide the maximum defense. In addition to the outer form of the city, some inner systems were investigated that bastions linked to the center by wide arteries for quick preparation and organization. In military based drawings, the center is empty as it is thought to be a gathering place for people, soldiers and ammunition (Kostof, 1991, p190).

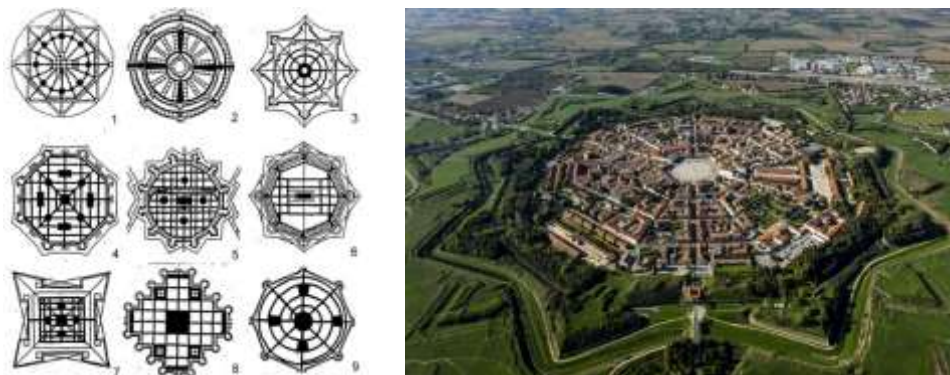


Figure 4.17. Renaissance ideal cities inspired by Vitruvius (15th-16th c.) 1. Filarete, 2. Fra Giocondo, 3. Girolamo Maggi, 4. Giorgio Vasari, 5. Antonio Lupicini, 6. Daniele Barbaro, 7. Pietro Cattaneo, 8/9 di

Giorgio Martini and View of Palma Nova (Retrieved from; <http://www.spur.org/publications/article/2012-11-09/grand-reductions-10-diagrams-changed-city-planning> and <http://www.turismofvg.it/Locality/Palmanova>)

During Baroque Period, the fortification walls changed. The walls became a part of the system including salient and bastions in a geometrical order that the wall has become a significant limit for the growth of cities. In addition to walls, avenue is a symbol of Baroque city that the street layout was idealized for vehicle mobility and order. Some cities have re-defined with more than 50 avenues in Baroque period. (Mumford, 1961; cited in Doratlı and Hoşkara, 2009)

The pattern of streets became also uniform by linking avenues to each other. Furthermore; the width of the streets increased to meet the demand of vehicle traffic. (Mumford, 1961:368 cited in Doratlı & Hoşkara, 2009:51) The special sites and plazas for local market of the medieval pattern were diminished that the new pattern of transportation channels also changed the neighborhood pattern. The uniform avenue increased the movement and confusion that it stretched the market along the avenues. As a result; the local concentration points of the neighborhoods lost importance. (Mumford, 1961; cited in Doratlı & Hoşkara)

4.3.1.4. Mix-pattern Walled Cities

The historical layers in cities do not only exist in vertical manner from underground to ground, but also in horizontal manner by historical integrity. Some cities having deeper roots in history can display different characteristics from different periods. Although medieval walled city is characterized by its organic pattern, some medieval cities exist with different patterns. Mumford (cited in Doratlı & Hoskara, 2009) defines three main patterns of medieval city as; rectangular pattern, organic Pattern and concentric pattern.

The existence of the rectangular and grid-iron medieval cities generally date back to earlier ages. Rectangular medieval cities are the old planned cities of which roots lie to Roman period. The parcels altered in time that the rectangular pattern changed in to an organic pattern by the effect of medieval type of production of space. The wall remained as an important structure that the rectangular pattern was surrounded by a circular wall. The grid iron pattern destructed in some parts to a more organic structure and may also be completely diminished in time which can be seen in Figure 4.18. However, in some cities the grid-iron plan can be still configured.

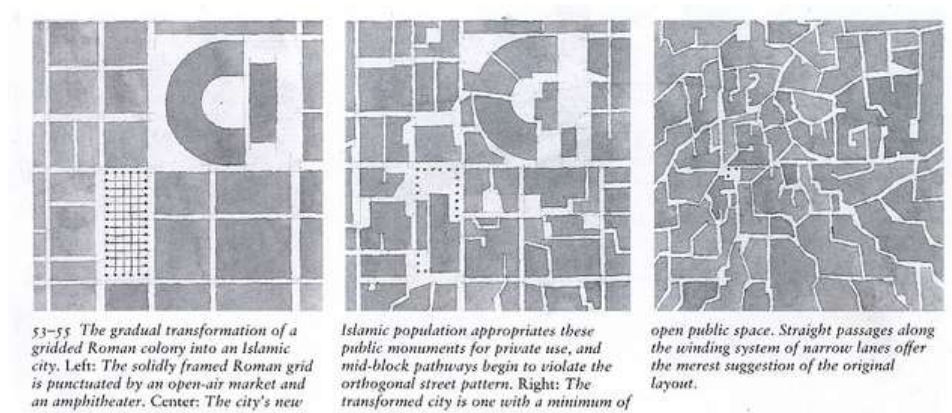


Figure 4.18. The Gradual Transformation of a gridded Roman colony into an Islamic city (Kostof; 1991, p.49)

An example to the mix-pattern walled city is the medieval city is also Bologna which has a checker board plan (Figure 4.19). The city has two exit gates and spread out in the shape of a fan with radiating roads. Since it is the most protected area, houses of nobles are located inside the inner ring that the blocks become larger in outer rings. The pattern is not completely irregular that both the radial and irregular patterns of the medieval period and the grid-iron rectangular plan can be visualized.



Figure 4.19. A copper engraving of Bologna by Claudio Duchetti (1582). (Retrieved from; <http://www.sanderusmaps.com/en/our-catalogue/detail/165863/antique-map-bird's-eye-view-plan-of-bologna-by-braun-and-hogenberg/>)

Turin is the other example of mix-pattern walled city that it has features from Roman period, medieval period and Baroque period. As a result the morphology of the walled city all represents the organic, grid and diagram patterns. Benevolo (1980; cited in Doratlı and Hoşkara, 2009, p.71) identifies that the city has a nucleus of Roman colonial check-board plan before medieval and Baroque redevelopment period. During medieval era, the city did not grow enough for the

expansion of the walls. But the pure rectangular pattern was transformed into a more organic structure in some parts.

The city grew after the 17th century respectively that fortification walls were expanded during the 17th and the 18th centuries. By the effect of ideal planning schemes of Renaissance period, the fortifications were rebuilt more geometrically. In addition, a star shaped citadel was constructed at the southwest of Turin. In 18th century as a baroque capital, squares were designed in the existing urban fabric. In addition; the narrow streets were widened in some parts. As a characteristic element of Baroque city, the diagonal avenues (*Via Pot*) crossing the grid lay out was also designed (Figure 4.20).

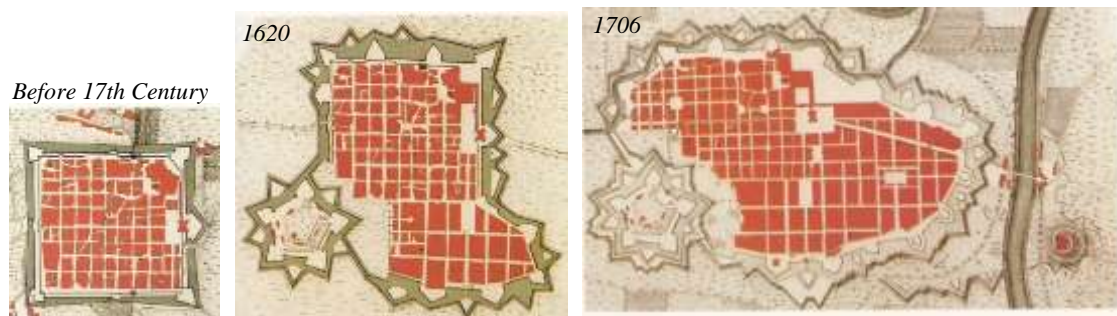


Figure 4.20. Gradual Change of Turin (Filippo Juvarra Retrieved from; <http://www.skyscrapercity.com/showthread.php?p=100524242>)

4.3.2. Revitalization and Design of Fortified Walled Cities

Walled towns are generally small, their circuits lending integrity to townscapes, while wall-walks can be seen as a potential as perambulations from which the gem city can be observed and experienced holistically. (Bruce and Creighton, 2006) Moreover; the fortified towns have been gaining importance in recent years in terms of art, architecture and tourism. The renewal, revitalization and urban design strategies for walled cities resemble to main strategies of the urban design principles of historical urban quarters such as, respect to character, focusing of public space and respect to morphology. However; some other key points occur with the emergence of walls.

Walls both represent a sense of isolation and unification. The wall is a divisor element in urban space. However, it also represents the unity and coherence of the enclosed space. In terms of legibility analysis, walls can be regarded as strong edge elements dividing the urban space in two different districts. In other words, walls contribute to image of the city that in Riga for example, one section of the town wall was demolished in the mid-nineteenth century. Then it was re-erected and completed with a bastion. In totally fortified sites, the interaction of the fortified quarter with the rest of the town is a critical issue.

Moreover; the fortification walls generally have an archeological value. Thus, the active usage even planting is generally limited. Gaffkin et al. (2010) state that “... elsewhere it is rampant vegetation that is the prime threat. Below ground remains require management too, of course. For archaeological resource management ‘vanished’ walls still demarcate zones of high potential as well as holding particular practical challenges when excavated; in particular their status as multi-layered ‘belt ’of features.” However, as an active usage wall-walks have potential as perambulations from which the gem city can be observed and experienced holistically. It can be viewed from Figure 4.21 that as a part of their promotion; Colchester, Chester and York among organized ‘virtual tours’ on their walls.

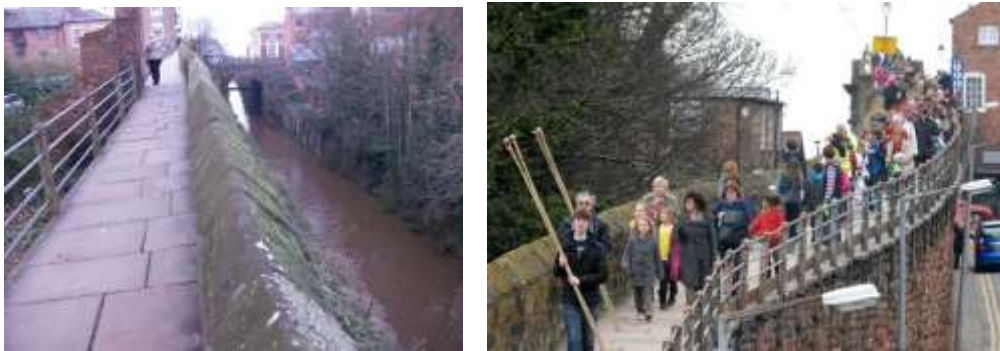


Figure 4.21. Active Usage of Fortification Walls in Chester (Retrieved from <http://media-cdn.tripadvisor.com/media/photo-s/03/8b/20/31/walls-of-chester.jpg>)

Since every town is unique in its character, identity and background, different and varied approaches can be seen in revitalization of historical walled cities. However; some shared principles can be revealed as;

- (i) Focusing on the renovation public space as squares, streets and canals,
- (ii) Controlling infill development and change,
- (iii) Encouraging mix-use and residential,
- (iv) Enhancing local identity.

4.3.3. Revitalization Examples of Fortified Walled Cities

4.3.3.1.Bruges (Belgium)

Bruges, the provincial capital of West Flanders, lies 13km from the North Sea of Belgium. The whole Bruges covers 13.100 hectares of land while the old medieval city comprises only 410 hectares of it. The city walls were firstly built in 1127 that the traces of the early walls can still be read from the inner canal and street layout. Then the medieval walls were built in 17th century. During 13th century, it was one of the most important capitals of north-west Europe due to the commercial activity took place around its harbor. However, the most significant era shaping the townscape can be regarded as the 19th century (UNESCO/WHC & ICOMOS, 2010).



Figure 4.22. Plan of Bruges (1750) and Present Sattellite Image (Basire I. (1750) Maps of Low Countries, London. Retrieved from <http://www.jpmaps.co.uk/map/id.35163> and [google images](#))

During 20th century, the elements of the city became increasingly threatened by traffic, further development and increased prosperity. Today, 115.575 inhabitants live in Bruges that approximately 20.000 of them live in the old quarter. The city's architectural heritage ranges over diverse periods including authentic medieval buildings and urban fabric. Moreover; the medieval street and canal layout which gives the city its characteristic, are mainly preserved (Figure 4.22). Until the 1970s, the national government supported demolition of the old buildings and granted subsidies to demolish run-down historically and architecturally valued buildings. At the end of the 1960s, the profile of Bruges can be listed as (Pickard, 2001);

- (i) Struggle between the old town and the surrounding,
- (ii) Functional loss of many buildings in the old quarter,
- (iii) Decline in inner-city population,
- (iv) A high proportion of empty houses,
- (v) Many slums,
- (vi) The absence of local urban development policy

In 1972 a structural plan or master plan was designed aimed to adapt the area to modern living standards by protecting human and cultural aspects including the value of collective memory. A strong grant and subsidy scheme were supported by City Council. With design of ground floors as; cafes, shops and restaurants a new dynamism to city was injected via urban design. Moreover, the high quality of infill design was encouraged by considering the harmony in volume, scale, shape, rhythm and color (Figure 4.23). After 30 years; the general principles of the new structural plan for rehabilitation and urban design attempts can be summarized by Pickard (2001) as;

- (i) Limitation of the population of city but encouraging the use of abandoned buildings by different household types,
- (ii) Concentration of trade in the main streets leading to city gates,

- (iii) Encouragement of the concentration of tourism around important squares and market place,
- (iv) Higher quality, overnight tourism is encouraged,
- (v) Selective accessibility to the city by car parks and providing convenient public transport,
- (vi) The area around the railway station was piloted as the nucleus of new city development as a strategic territory for future large-scale city center functions and needs.



Figure 4.23. Revitalization and Urban Design Implementations in Bruges (EBI, 2012 and <http://www.hotelclub.com/blog/walled-cities-of-europe/>)

To overcome socio-spatial problems, the scope of revitalization did not limited by the borders of historical quarter. In Bruges, the innovative system of Master Plans has been devoted to comprehensive examination of the interaction between the historical quarter and the surrounding region including schemes for social and cultural development as well as physical developments. The model was evaluated as successful that it was adopted in other historic towns of Flanders (Pickard, 2001).

The other key issues in terms of the revitalization of Bruges are to solve different types of obsolescence by new uses including offices and hotels. Some vacant buildings were revitalized by city council providing comfortable and cheap accommodation for 300 pensioners. The other key issue was the control of traffic in inner city that trough traffic was reduced by coupling one-ways systems, reducing speed limit, enhancing public transport and increase the pedestrian attraction. Furthermore; parking is restricted that a number of parking places was reserved for local inhabitants for which a resident's card is needed (Pickard, 2001).

In terms of urban design, identity has been strengthened by renovation of squares to provide meeting places for inhabitants and to attain new attractive functions. To enhance the attractiveness of public spaces, rehabilitation of the surrounding buildings around public spaces were condemned to be a priority. Likewise, a significant improvement of streets, canals and infrastructure system has taken place. Furthermore; an aesthetic committee and design guidance commission have all had an influence on design matters in terms alteration of the functions,

landscape elements including advertising boards and sun blinds, facades and materials. (Pickard, 2001) The city is listed as world a heritage site since 2000 (UNESCO/WHC & ICOMOS, 2010).

4.3.3.2. Valetta (Malta)

The Maltese archipelago consists of a number of small islands that Valetta is the capital city of Malta. It is located in the central-eastern portion of the island of Malta (Figure 4.24). Since 1950s, the economic history of Malta has been restructuring due to the Suez Crisis. Moreover; Malta also has suffered from small island economy.



Figure 4.24. Three Dimensional View of Malta (Topographic data SRTM from NASA and World Imagery - NASA World Wind, 2011)

Small island economies are fragile to a number of serious weaknesses that are not normally encountered in continental state economies. (Brigulio, 1994; cited in Pickard 2001) The smallness is a problem in itself that their geographic space is limited and finite. Moreover, access is generally limited and economic activity is often small in terms of Gross National Product. Thus; they are generally dependent to a large extent on importation. Pickard (2001) claims the fiscal possibilities for supporting conservation policies are hardly satisfactory for the historical quarters of small islands. The city of Valetta is characterized by its fortification walls .In history, the role of Malta was the defend Europe from the onward movement of the Turkish Infidels. An entirely fortified city on the Sciberras Peninsula was founded in the middle 16th century for further defense. The other morphological character of fortified Valetta is the grid-iron pattern different from the 16th century European towns (Figure 4.25.). The grid-iron pattern provided city micro-climatic benefits by adequate ventilation as well as defensive benefits since the grid-iron is an optimal pattern for easier ordinance of soldiers in case of an attack (Batty & Longley, 1994).

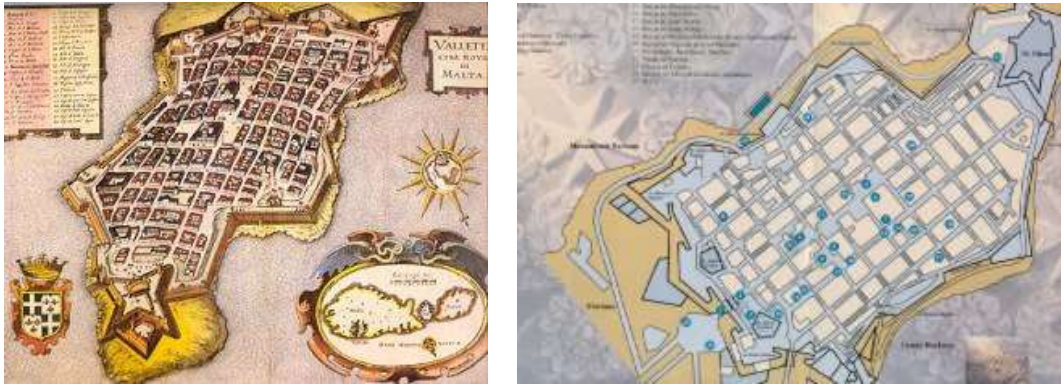


Figure 4.25. Early 17th century print and Plan of Valletta (Pickard, 2001, p. 207 and <http://www.sanandrea.edu.mt/senior/cyberfair/knights/6a.html>)

After World War II, Malta began to be suffered from ultimate urban expansion which leded in the decline of historical city. During 1970s and first half of 1980s, a governmental housing policy also accelerated urban sprawl that this resulted in an immediate abandonment of historic centers. In 1992, the Publication of Malta's first Structure Plan estimated that in 2020 the overall population density in Malta will be 1246 persons per km² by 400.000 estimated populations. The other estimation also shows that the demand for housing will reach to 40.000 while 35.000 houses will be unoccupied in the central city. The other problems related to decline of historical walled city of Valetta can be listed as Pickard, 2001);

- (i) The demolition of houses having historical and architectural value which are not listed,
- (ii) A decline in design and aesthetic values by abandonment and inappropriate additions,
- (iii) Functional obsolescence and loss of the attraction

Due to mentioned factors, Valetta experienced a steady socio-cultural decline. The entertainment functions and housing moved outside the central core, the traditonal commercial activites dimisinhed and they were replaced by office uses or retail. While extremely vibrant during daily hours, historical walled city of Valetta became a dead city after office hours. The tradition of revitalizing historical structures in Malta dates back to first three decades of 20th century. However; the serious revitalization schemes began to be implemented by 1980s. The general framework in terms of policy and planning framework of Valetta can be summarized as (Pickard, 2001);

- (i) Recording the physical condition of historic environment,
- (ii) The preservation and enhancement of central areas, urban complexes and townscape and related urban design issues.

To overcome the sprawl problem, in 1998 a development planning act was enacted and a planning authority was established to regulate every aspect of development in Malta. The Act of Building Permits was enacted to control urban development that the act was designated to

discourage urban expansion. The urban cores were designated for development that the estimations of project studies shows the inner city decline and urban sprawl process particularly. Moreover; tourism has also taken into rehabilitation schemes by underlining the value of old and the local. The design issues were not limited by permanent structures. To attract the attention of visitors and increase the attraction of public transport, old yellow buses are renewed to operate in Valetta and between the other touristic quarters (Figure 4.26) (Pickard, 2001).



Figure 4.26. Revitalization of the Harbour District and Yellow Buses of Valetta (EBI, 2012)

The schemes and incentives attracted investments during the 1990s. However, a problem of the gentrification of old houses which also caused in social exclusion occurred. Pickard (2001, p. 287) identifies that such a rapid development and population change occurred due to insufficiency in the control of the change. He also adds that by increased control on development and the establishment of rehabilitation committee, the trend was reversed. The urban design projects to enhance touristic attraction and public realm in Valetta have been continued that the renovation of the main city gate has been discussing which focuses on cultural public uses such as opera house and theatre (Figure 4.27.).

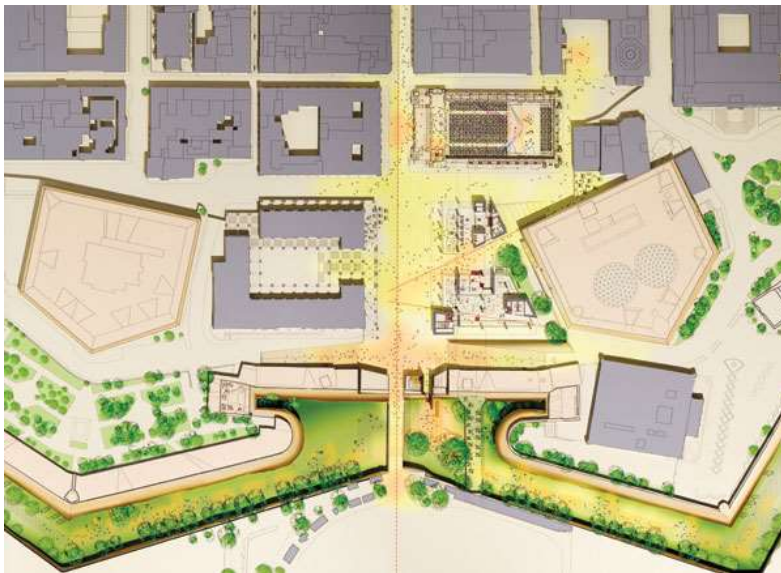


Figure 4.27. Valetta City Gate Urban Design Project of Renzo Piano Building Workshop (Retrieved from; http://www.greekarchitects.gr/site_parts/articles/print.php?article=3222&language=en)

4.3.3.3.Lahore (Pakistan)

The fortified city is located in the north-west area of metropolitan Lahore, which is the capital of the province of the Punjab, Pakistan covering a land of 2.5 square kilometers. Lahore, the capital of the province of Punjab, and the second most populous city in Pakistan, is also known as the "Gardens of the Mughals" or "City of Gardens". This historic core of Lahore has a concentrated structure of monuments and buildings that reflect cultural diversity in architecture.

The earliest records in Lahore dates back to 1050 AD since the city has a geopolitical position and trade roads. In 1525, Lahore was begun to be ruled by Mogul Empire and in the last quarter of 16th century, it became the provincial capital city. The earlier fortifications expanded in 1605 to present day dimensions. Much of the walled fortification of the city was destroyed during British period which started in 1849, to allow the colonists to better control the population, and for commercial enterprise for new projects (Kron, 1996). The 19th three dimensional model of the walled city of Lahore can be observed in Figure 4.28.



Figure 4.28. 19th Century model of the Walled City showing system of fortification, Courtesy Victoria and Albert Museum, London (Retrieved from; <http://architectureandotherheadaches.wordpress.com/2010/12/16/the-end-day-4-leaving-lahore/>)

However, in 1864, many sections of the wall had been rebuilt in addition to infrastructural contributions by British ruling period. Piped water and well systems were established just outside the former walls. In addition, the railroad station situated outside the old city set the area was also reserved for later expansion. In 1947, a new destructive period to urban fabric started of the British Colonial India into two segregated communities as the Hindu nation of India and the Islamic Republic of Pakistan. Till the implementations of Punjab Development of Damaged Areas Act which was enacted in 1952, the immigrant Muslim families moved into abandoned Hindu residences.

The decline of the walled city accelerated after 1950s since lower land values of the old city further attracted lower income groups and at the same time, wealthier families resided outside. During 1950s, Lahore Improvement Trust organization prepared a plan for the old city including enhancement of commercial development (Kron, 1996). However, the efforts did not solve the decline properly that in the 1970s nearly 30% of the population abandoned the old city (Reza, 1990).

The majority of abandoned quarters were filled by low profile commercial uses such as; small scale manufacturers and wholesalers since cheap labor was also available in the old district. However, commercial activity did not develop for local community. Furthermore, the inappropriate usage and lack of maintenance destructed both the buildings and the urban tissue. Large number of old buildings were replaced by quickly erected low quality structures or were subject to partial extensions. The Pakistan Environmental Planning and Architectural Consultant's endeavored to create and implement an urban conservation plan for the walled city of Lahore in the early 1980's. With a population of four million in 1992, the old quarter of Lahore was under tremendous pressure from commercial and industrial interests. In addition to those active menaces, the city has been struggling to integrate new municipal services into its existent tissue without obscuring its visual character (Kron, 1996).

The Walled City of Lahore Project was initiated in 2006 by the Government of the Punjab and the World Bank. A Public Private Partnership Agreement was signed that the provincial government is obligated to provide technical and financial assistance for the project and to build capacities in urban heritage conservation. The Strategic Plan developed for the Walled City which aims to redefine the city's role as a heritage site within Metropolitan Lahore. By stimulating heritage-sensitive urban design; improvement in infrastructure and residential use, and rehabilitation of the urban image are suggested. In fact, the program conducted in 2000s is the expansion of an older study prepared in 1979, which is "Lahore Urban Development and Traffic Study". The main aims of the program are (Lahore Urban Development and Traffic Study Final Report, 1980; cited in Kron, 1996);

- (i) Urban planning activities, leading to the production of a structure plan to provide a framework for action program within Lahore;
- (ii) Neighborhood upgrading and urban expansion projects, to provide substantial improvements in living conditions for lower income groups;
- (iii) Improvement of traffic conditions in congested parts of the street system of central Lahore
- (iv) Improvements to living conditions within the walled city by improving environmental sanitation and providing social support program.

In 2012 the Government of Punjab declared the Walled City of Lahore as an autonomous body to run functions of the entire walled city of Lahore that the authority prepared different package programs to revitalize the quarter. The main objectives of the program are listed as;

- (i) Identification and authenticity of the heritage value,

- (ii) Master plan for conservation and restoration of the heritage,
- (iii) To plan, develop and create infrastructure and to provide adequate access,
- (iv) Support of owner-occupant housing,
- (v) Promotion of tourism and cultural activity by demonstrating project packages.

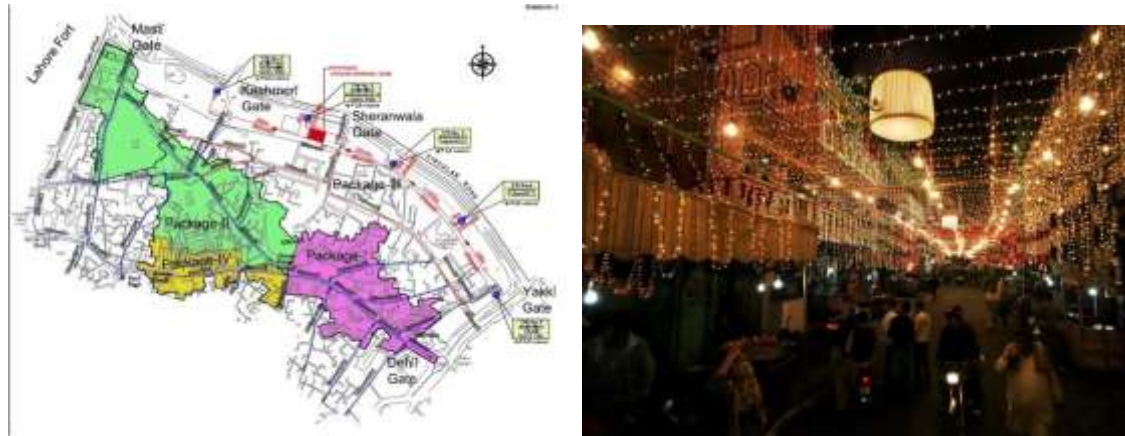


Figure 4.29. Development Packages and Pilot Projects prepared by Walled City of Lahore Authority and View from Bhati Gate in Walled City of Lahore (Retrieved from, <http://www.walledcitylahore.gov.pk/index.php/the-proj-bg> and Baccheschi, 2013)

4.4. Conclusion

“Walls” in urban context is an element of urban areas since early cities. Various walls both in terms of tangible and intangible elements of urban space can be defined. However; in order to limit the study, two types of walls were determined which are also the characteristic of the case study. They are defined as the walls having a divider role and the walls having a unifier role. The walls imply high levels of segregation and emerged due to ethnic, religious or political conflicts are regarded as divider walls since they separate the urban communities from inside. On the other hand, the fortification walls which emerged an important element of cities until enlightenment period are defined as unifier walls since they bind the urban community together and protect it from the outsider.

In terms of identification of walled cities, firstly the walled capital cities having divider walls are evaluated and illustrated. The declined capital cities which are divided by walls are examined by examples of Belfast and Berlin. Since the divided capitals of the world have been unified or in unification process, the major issues on urban design in order to re-binding the communities again were discussed. The summary of the discussion can be observed from Table 4.2.

Table 4.2. Summary of Urban Design Schemes of Declined Capital Cities divided by Walls

City	Divided Period and Reason	Level of Segregation	Integration in Time	Urban Design Approaches
Berlin	1948-1989 Politic	Divided politically in first 13 years and separated by wall in 1961	Re-united in 1989 by the	- Enhancing public spaces - Spot urban design projects
Belfast	Since 1969 Ethnic and Religious	Multi-segregated sectors divided by 99 peace walls which are vacant spaces or non-residential uses	In 2011 Belfast City Council agreed to develop a strategy regarding the removal of peace walls	-Detailed urban design master plans -Rebuilding distressed areas by international design competitions -Infill design schemes

Urban spatial design or in other words urban design is conceptualized by urban morphology approaches including order, ease of movement, massing, sense of place and image. Thus; the morphology of the historical walled cities were evaluated in order to premise the urban design values of the case study area. Three types of walled cities are categorized by literature research as; the organic walled city, walled grid and mix pattern walled cities. In further chapters, the case study area will be evaluated with respect to morphological pattern in addition to urban design elements which are brought out from Chapter III.

Furthermore, to answer the main question of the thesis which is ‘*Whether urban decline can be decelerated or prevented by urban design tools in walled historical urban quarters with respect to case study?*’, the successful world examples of the urban design and planning practices of declined historical walled cities were also investigated. The summary of the research findings are presented in Table 4.3. In further chapters, the ideas and principles from those examples will be discussed with the content of main case study area. In addition, it is also observed that the walls in or around the cities create a strong edge elements in terms of ease of access and development. Thus; the walled cities may have some problems in terms of availability of public open spaces. Furthermore, the dense structure may becloud the control of change in terms of illegal construction and additions.

Table 4.3. Summary of the Revitalization Examples of the Walled Historical Urban Quarters

	Bruges (Belgium)	Valetta (Malta)	Lahore (Pakistan)
Decline Features	<ul style="list-style-type: none"> - Struggle between the old and new city - Decline in inner city population - Misuse of the quarter - Slum appearance 	<ul style="list-style-type: none"> -Urban sprawl and population loss in central areas - Loose of traditional commercial activities -Vibrant and overcrowdence during day-time and abundance at night -Problems in finance since its small island economy -Demolition and lack of control od illegal additions 	<ul style="list-style-type: none"> -Ethnic ghettos -Abundance -Low profile commercial and warehouse uses -Low environmental qaulity -Inappropriate massing of new development
Decline Measures	<ul style="list-style-type: none"> - Physical - Functional - Locational - Legal - Image - Financial - Economic 	<ul style="list-style-type: none"> - Physical - Functional - Image - Financial - Economic 	<ul style="list-style-type: none"> - Physical - Functional - Locational - Image - Financial - Economic
Planning Measures	<ul style="list-style-type: none"> - Rehabilitation of vacant buildings -Creating commercial streets -Encouragamnet of qualified tourism - Master plan of the historical quarter by considering the relationship between the rest of the city and new central area 	<ul style="list-style-type: none"> -Detailed and comprhensive analysis -Sontrol of urban sprawl -Investment in public transport 	<ul style="list-style-type: none"> -Traffic management plan - Strategic plan of the historical including the rest of the city and new central area -Social support program -Rehabilitating physical infrastructure -Support owner occupant housing
Urban Design Issues	<ul style="list-style-type: none"> - Design of a new office area zone between the new and old quarter - Restoration of vacant residential buildings for cheap accomodation - Encourage green modes of transport and improvement of communication channels like streets and canals - Renovation of public squares and surrounding buildings - Design Guide and Aesthetic Comittee for 	<ul style="list-style-type: none"> -Re-creating image by renovation of old busses used for public transport -Spot design projects to increase touristic attraction and livebility - Rehabilitation committee to control the change and make-up effect as well as preventing uncontrolled gentrification 	<ul style="list-style-type: none"> -Heritage sensitive urban design project development -Emphazing authenticity by spot projects and restorations -Creating ease of access by design -Promotion of tourism by cultural acitivities and celebrations -Lansdcape and facadial design of main streets

CHAPTER 5

Urban Decline Process of the Walled City of Lefkoşa

In this chapter the case study area will be examined according to the findings from literature research mainly from Chapter II. Parallel to aim of the study, in this chapter the the scope and types of urban decline will be examined for the walled city of Lefkoşa. First, the case study area, the general features of walled city of Lefkoşa will be described. In addition to research findings from macro and micro perspectives of urban decline, the features of urban decline which are physical obsolescence, functional obsolescence, image obsolescence, legal obsolescence, locational obsolescence, financial obsolescence and economic obsolescence will be analyzed in scope of the case study.

5.1.General Information of Lefkoşa and The Walled City

The island of Cyprus has a strategic location that it is located in the crossroads of Europe, Asia and Egypt. Cyprus is the thirdly largest island of the Mediterranean Sea after Sicily and Sardinia Islands. (Dorathlı, 2000) The island is situated between Anatolia and Africa in the north-eastern corner of the sea. In geographical manner, two mountain ranges lay out from West to East by separating a wide fertile plain named as Messaoria. The northern range is called as Beşparmak Mountains and the southern is Trados (Figure 5.1.). The remarkable cities of the island are Lefkoşa (Nicosia), Gazi Magusa (Famagusta), Girne (Kyrenia), Limassol, Larnaca and Paphos (K. Kesishian. (1960); A Comprehensive Guide for Tourists and Travelers: Romantic Cyprus; cited in in Dorathlı & Hoşkara, 2009, p. 119).

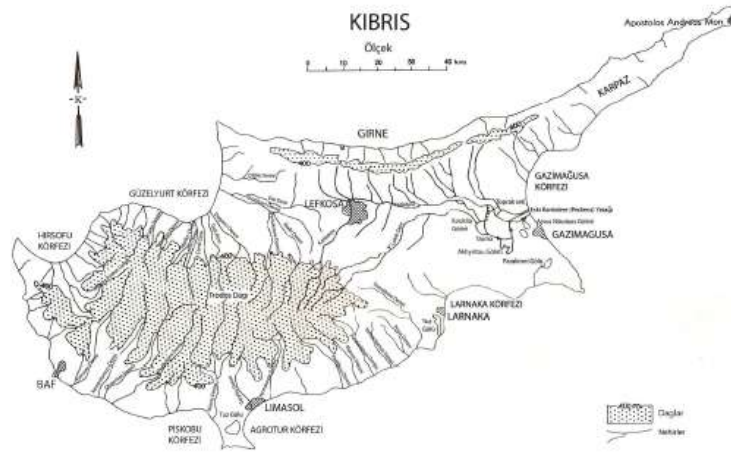


Figure 5.1. Geographical Map of Cyprus and Location of Nicosia (K. Keshishinan (1978). *Nicosia: Capital of Cyprus Then and Now*: 10; cited in Arslangazi, 2007, p. 177)

The city is called by Turks as Lefkoşa and by Greeks as Nicosia. By some historians it is claimed that the name of Lefkoşa (Leucosia) is derived from the old name of the settlement, “Leucontheon” which is derived from the name “Leucae (Levkae)”. “Lefkon” means the poplar grove that the site, especially the vicinity of Kanlıdere, was covered by mant poplar trees. Then the name of the city was thought to be derived to Leucousa and then Leucosia (Levkosia-Lefkoşa). On the other hand, the other name of the city, Nicosia has not been derived from the same root. It is claimed that the name of Nicosia was designated during Middle Ages since Latin inhabitants could not pronounce the original name (Arslangazi, 2007).

The city is located close to the center of the island at an elevation of 160 meters. The surrounding of the city is flat that only some terrace shaped heights are visible in the south of the city (Salvator, 1983 cited in in Doratlı & Hoşkara, 2009, p.119). The northern part walled city of Lefkosa covers approximately 80 hectares of land including the fortification walls and bastions. 42.5 % of them consists of built areas (EBİ, 2012). The northern part of the walled city of Lefkoşa consists of 12 neighborhoods namely; Akkavuk, Ayyıldız, Yeni Cami, Kafesli, Haydarpaşa, Selimiye, Abdi Çavuş, İplikpazarı, Karamanzade, Arapahmet, Mahmut Paşa and İbrahim Paşa (Figure 5.2).

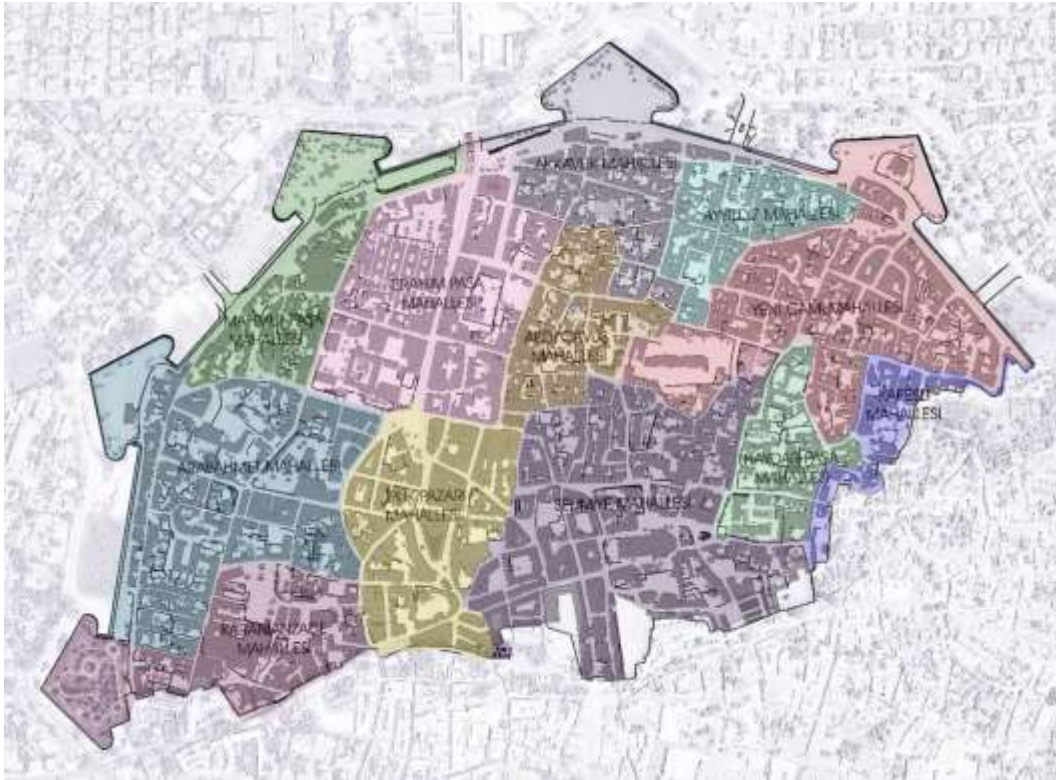


Figure 5.2. The neighborhoods of the Walled City of Lefkosa (EBİ, 2012)

5.2. Process of Urban Decline of the Walled City

5.2.1. Decline Factors in Macro Scale

Turkish Republic of Northern Cyprus has not been diplomatically recognized by many countries since its establishment. The country is condemned to be a “de-facto states” having a deeper peripheral location than the peripheral countries of the world economy. Due to embargo and its economic structure of small island economy, the Northern Cyprus could not succeed a stable economic growth. On the other hand; since South Cyprus was diplomatically recognized, a more stable and rapid economic growth was succeeded. Since the economic sectors and particularly public sector is dependent on Turkish economy, Northern Cyprus could not determine its own monetary policies so its economy has become more fragile due to financial crisis of Turkey lived in the beginning of the .

The liberalization policies and participation to the customs union of Turkey, The Gulf crisis and Bank Crisis caused in decrease of shuttle trade in the Northern Cyprus. In addition to this, the export tariffs created a financial load to country that all resulted in a steady growth of Northern Cyprus economy. Opening of Lokmacı Gate; thus, was thought to be a potential to increase the volume of trade and tourism for Northern Cyprus (Bayar, n.d.). Several gates were opened to

provide transmission of people named as; Metehan, Bostancı, Ledra Palace, Akyar, Beyarmudu, Ledra Street. On the other hand; the main gate can be regarded as Lokmacı Gate between two sectors. Lokmacı Gate was closed to due conflicts of 1963-1964 and re-opened in 2008. However; the gate is mainly used from north to south direction (Süreç, 2010).

5.2.2. Decline Factors in City Scale

Urban decline started in British Period with the decentralization. At the beginning of the 20th century, the expansion of Lefkoşa outside the walls begun that residents and business began to move out day by day. The structures they have left began to dismantle (Doratlı and Hoşkara, 2009). The abandonment period then accelerated day by day that investment chose to leave the area to decay and moved out rather than rehabilitate the existing. Until 1974, when Turkey as one of the guarantor countries has undertaken a peacekeeping intervention to the island, a corridor towards Gönyeli to the northwest developed since it was regarded as the safest place to live for the Turkish Cypriots. After the complete division, Turkish and Greek sectors have developed completely independent from each other (Doratlı, 2000). In last thirty years, urban-rural periphery has become unrecognizable that the attraction of the city center decreased and the core of the city has been lost. After the 1980s the north-Lefkoşa has had a stain-oil macro form (Figure 5.3).

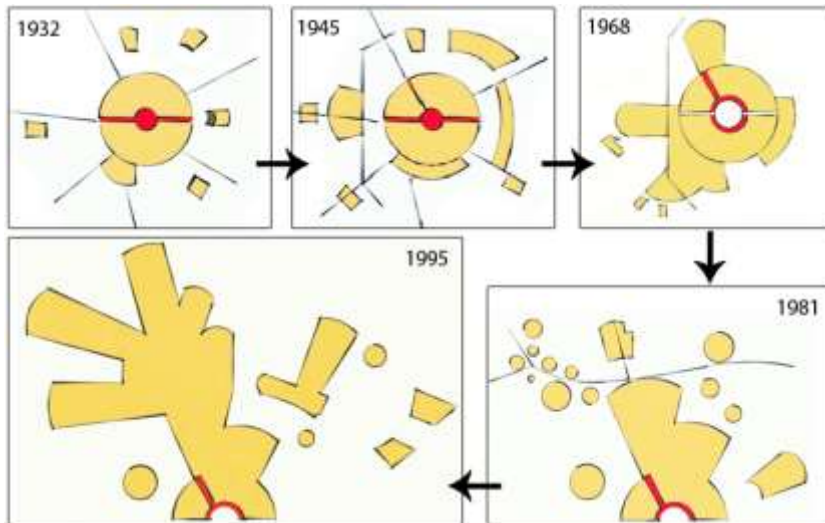


Figure 5.3. Development of Lefkoşa between 1932-1981 (EBİ, 2011)

5.2.3. Decline Factors in Micro Scale

The urban decline of the walled city of Lefkoşa is identified under the main features of urban decline in historical urban quarters of Tiesdell (2001) as; features of physical decline, features of

functional decline, features of image decline, features of legal decline, features of locational decline, features of financial decline and features of economic decline.

5.2.3.1. Physical Decline

The physical obsolescence or in other words, the physical decline can be observed in the walled city of Lefkoşa both in structures and their surroundings. The majority of the buildings in the area is under bad condition. The distribution of the building conditions in the walled city of Lefkoşa can be observed from Table 5.1. The building quality of buildings differ according to the location of the structure, its ownership status and the function of the structure.

Table 5.1. Building Conditions in the Walled City of Lefkoşa (EBİ, 2012)

Building condition	Percentage (%)
Good	17.8
Moderate	36.4
Bad	40.4
Under Restoration	0.6
Under Construction	4.8

In terms of location, it can be observed that the buildings located in the areas having a more vibrant central activity are in better condition than the buildings along the Girne Street and Atatürk square are generally in good or in moderate condition. Moreover, the buildings in the districts influenced by restoration schemes are in better condition like the Arabahmet, Samanbahçe and Selimiye districts. Secondly, in terms of ownership status it can be observed that the structures owned by Waqfs, abandoned structures and invaded buildings from which no renting payment is charged are generally in bad condition (Figure 5.4.). Lastly, the function of the structure also affects the building quality that the structures of public use and office use is in better condition with respect to other functions such as; residential, retail, storage, production and recreation. On the other hand; the majority of the buildings in bad condition are most widely the residents and secondly the small retail shops (EBİ, 2012, p.85-87).

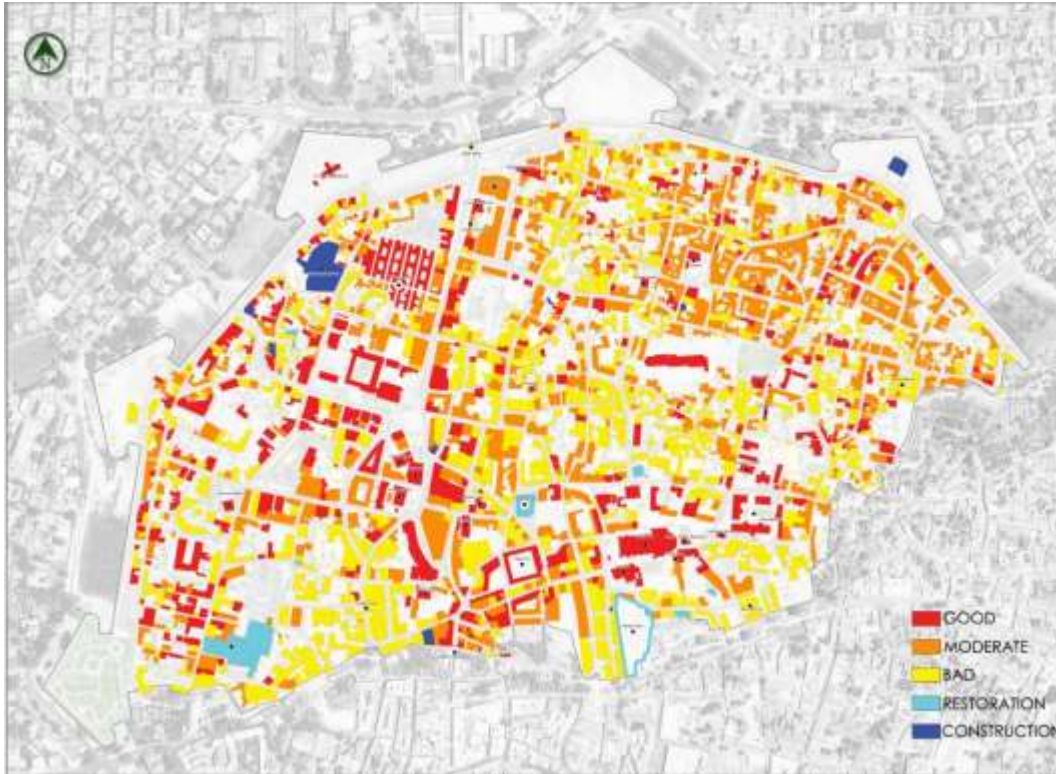


Figure 5.4. Building Conditions in the Walled City of Lefkoşa (EBİ, 2012)

On the other hand, the historical value and listing status is not a criterion affecting the building condition. According to Report of EBİ Project (2012) 97 structures in the walled city are signed to be in ruin that 35 of them are also signed as the buildings having historical and architectural value. Furthermore, it is declared that the all historical buildings in the walled city is not being listed by inventory forms. However; it is also noted that the designation of the buildings have not affected the building condition that the percent of the listed buildings in bad condition is close to the percent of valuable non-listed building in bad condition. The land-use research of EBİ Project (2012) shows that majority of the buildings having architectural and historical values are bad and medium condition. Moreover, more than 30% of the valuable buildings are under good condition both due to restorations or the users' efforts. Nonetheless, many illegal and unauthorized extensions were added to buildings having architectural and historical values.

It can be observed that the building quality and environmental quality is interrelated that the central areas including the vicinities of Girne Street, Atatürk Square, İplikpazarı, Arasta Street and Selimiye Mosque have a high environmental quality in terms of the conditions of the buildings, roads and landscape elements in addition to hygienic conditions. Furthermore, the neighborhoods in the east and northeast of the walled city, the small production and car repair districts around Yediler and the vicinity of old cinema have low environmental quality (Figure 5.5.).

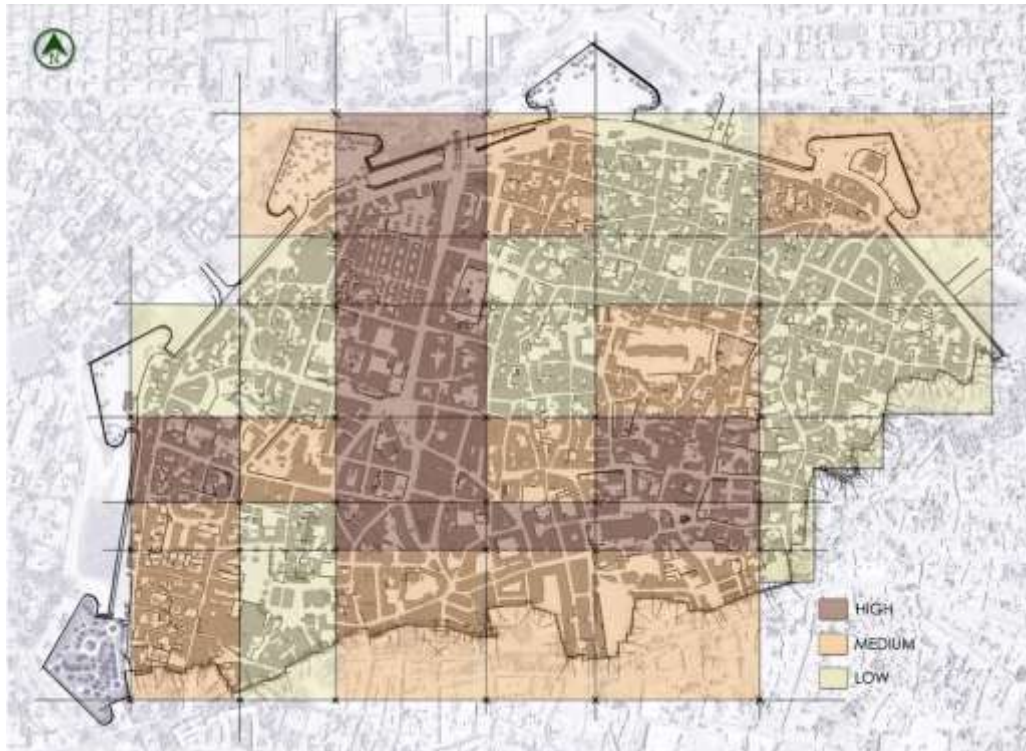


Figure 5.5 The Environmental Quality in the Walled City of Lefkoşa

The dissatisfaction in terms of the building and environmental quality by the inhabitants can be observed by the surveys conducted by UNDP (2002) and EBİ (2012). In 2002, the majority of respondents (by %17) declared the unhealthy environment and street conditions are the main problem of the Walled city of Lefkoşa. In addition; by the survey of EBİ (2012), it is noted that 86% of the inhabitants of the walled city is dissatisfied from the environmental quality. The dissatisfaction level increases with the centrality of the neighborhood that dissatisfaction from environmental quality is firstly high in Girne Avenue vicinity, secondly in İplik Pazarı and then in Karamanzade Neighborhoods.

5.2.3.2. Locational and Functional Decline

The loss of the function of the walled city as an urban central core is the other fact of the urban decline in the walled city of Lefkoşa. In Ottoman Period, the main commercial axis of the Nicosia was Ermu Street. The core of the commercial activities was mainly the south of Selimiye Mosque (St. Sophia Cathedral). During British Period, the attraction of the east-west access remained. Moreover; a new axis from central core to south was emerged after opening of Larnaca Gate. After the emergence of Green Line, main axis of the city closed and abandoned since it remained in the buffer zone. As a result the commercial center was also divided and two distinct central districts emerged in the north and in the south separately (Atun, 2002). The development of the central area is presented in Figure 5.6.



Figure 5.6. Development of Central Area until 1980s (Reproduced from EBİ, 2011)

In addition, urban central area has been shifted to north in Northern sector. Until 1980, the growth and shift was occurred in a continuous structure. However; after 1980s central functions grew by jumps without an integration or continuity with the walled city (Figure 5.7.).

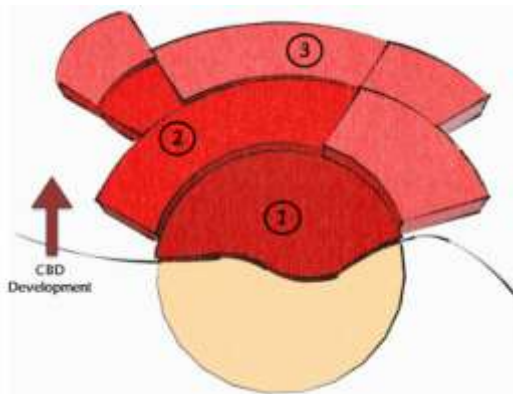


Figure 5.7. Shift of Central Activates (EBİ, 2011)

The decline of the central activity in the walled city can be observed by analysis of EBİ (2012) and Nicosia Master Plan Report (1995) that the financial and professional services significantly declined in sixteen years that only the public services increased approximately from 15% to 45%. In terms of central activity share. Moreover, the total central activity is reduced to half. As a result; it can be said that the central activity of the walled city is limited to public services at present (Table 5.2.).

Table 5.2. Change in Central Activity in the Walled City of Lefkoşa (EBİ, 2012)

	1995	2011
Financial Services	% 43.3	%23.89
Public Services	% 14.9	% 45.4
Professional Services	%61.3	%23.89
Total Central Activity	%31.8	% 14.99

It is also noted that the retail activity did not reduced in the quarter but the content is altered. The high quality commercial services transformed to low quality durable goods which requires small capital (EBİ, 2012). Although the retail activities still adds stamina to commercial life of the walled city, the vacancy has been increasing. In 1995 (NMP) the vacant shops and offices are declared to be 12.22% in the walled city. On the other hand, it was increased to 25.3% in 2011 (EBİ, 2012). By decrease of central activity, inappropriate uses was increased that Dorathı (2000) notes that there exist nineteen auto-repair shops in the walled city. However, in 2011 the study of EBİ (2012) determined seventy four auto-repair shops which are mainly emerged in the inner empty areas of urban blocks. In addition to auto-repair services, the vacant shops are transformed to new barracks were built for small repair shops, wreckers and warehouses. (Figure 5.8.)



5.8. Inappropriate Uses in the Walled City of Lefkoşa

The change in land use activity also shows the functional decline of the walled city that in 1985 (UNDP, 1985) around Girne Avenue the major uses were office and retail services as well as housing. Likewise in Sarayönü vicinity the major functions were office and retail services. The retail services were concentrated around Arasta Street and around the Bandabulya similar to producer services and the storage areas. Between 1985 and 2005, two main changes occurred in land use pattern that firstly, the residential uses were diminished around Girne Street and secondly, the office uses were increased.

Between 2005 and 2011, the general land use profile of the walled city did not change radically. The residents decreased in commercial areas around Girne Avenue, İplik Pazarı and Karamanzade Neighborhoods. Moreover; some producer services were transformed into low-quality residents that vacant shops were turned into shelters. There also occurred new producer services which can be regarded as inappropriate uses such as; small repair shops, wreckers and warehouses. They have been concentrated near the Green Line, fortification walls and inner parts of the residential blocks. The major changes in land use pattern can be observed from Figure 5.9.



Figure 5.9. Major Changes in Land Use Pattern of the Walled City of Lefkoşa (Produced from; UNDP, 1985; NMP, 2005; EBİ, 2012)

5.2.3.3. Decline in Image

In terms of the identity of the place image of the city or the district is an important element since it refers to its distinctiveness and give clues about the values embedded in place. The walls are a strong edge element of the walled city which define a clear boundary of the entity of the walled city for centuries. The Green Line is also a strong edge. The line smoothly cuts and precludes passing from north to south as well as south to north. After the emergence of Green Line, two separated districts became significantly visible as the north is occupied by Turks and the south is by Greeks. The image of the districts now can be visualized according to their functional character and spatial quality.

In terms of districts; neighborhoods can be simply regarded as districts that Selimiye, İplikpazarı and Arabahmet Neighborhoods have greater image value than the other neighborhoods. However, some certain districts have a unique image value different than the defined neighborhoods such as Samanbahçe District, Courts District, Arabahmet District and Martyrdom District. Samanbahçe District is a social housing quarter characterized with its grid-iron plan and a small circular square. It is also an attractive place due to its architectural style, layout and beautiful small landscape elements created by inhabitants. Courts District is also a well-known and widely-used place by whole citizens that it is the main district creates a stamina of the

walled city during work hours. Courts District is a quarter consisted of public buildings including courts, Title-Deed Office, post-office and police station. Definition and borders of Arabahmet District is different from the neighborhood boundry that it consists of a number of linear streets with traditional well-looking houses.

Except Girne Avenue which can be percieved as the main path of the quarter, there are other minor paths such as; Arasta, Yenicami, Reşadiye, Akkavuk, Alparslan, Lale, Dümencioğlu and Kirlizade streets. The main nodes as focal points are mainly the Atatürk Square and Samanbahçe Square. Moreover, the frontyard of St. Sophia and the small square in front of Büyük Hamam also act as a small node in commerial district of the walled city. There occur a large number of landmarks since the walled city is a historical quarter having a touristic value as well. The main lanmarks which can be reffered are; Kyrenia Gate, Mevlevi Tekke Museum, The Presidential Palace, Has-der, Armenian Church, Saray Hotel, Bedesten, Büyük Han, Selimiye Mosque, the other historical mosques and public buildings. Bandabulya as the bazaar of the walled city can also be referred as a landmark rather than a district.

Moreover, gates are the other important elements which can increase the legibility of the walled city. Kyrenia Gate is a well-known image character in the walled city of Lefkoşa that it is also known as Porta del Proveditore (Figure 5.10). It is in the northern part of the walled city to provide access to Palace. Furthermore, a commemorative stone over the outer records the Venetian foundations and on the reverse have been added verses from Koran (Doratlı and Hoşkara, 2009). However; the other gates do not positively affect the image of the city that they are also used but not provide an image value. The image analysis of the present walled city of Lefkoşa can be observed in Figure 5.12.



Figure 5.10. Kyrenia Gate, North Cyprus (Retrieved from; http://www.whatson-northcyprus.com/interest/nicosia/north_nicosia/walls.htm)

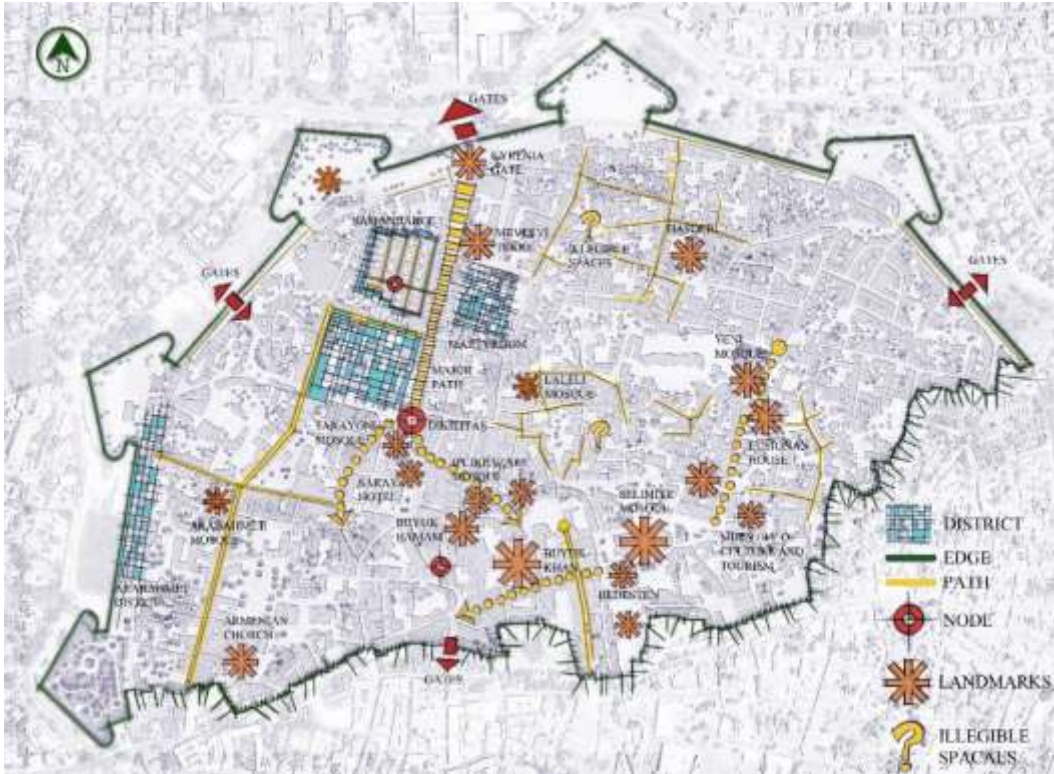


Figure 5.11. Image Analysis of the Walled City of Lefkoşa (Reproduced from EBİ, 2012)

The decline in the image of the city is quite visible when the past image of the city is analysed. The old image profile of Lefkoşa was produced by the help of three resources as the old map of Lefkoşa produced in 1881 by Kitchener’s, notes of H. Gürkan (1989) and from Okan (2011). The image map of the walled city of Lefkoşa in the past covers the years between the period of late 19th century and early 20th century before the emergence of decline process (Figure 5.12). It can be noted that the development outside the walls also began in that period.

Neighborhoods (Mahalle) are the main characteristics and part of the image of the city in Ottoman Cities which can be regarded as the product of ethnic and religious differences (Oktay, 2004). Urban Design for Sustainability: a study on the Turkish City. International Journal of Sustainable Development and World Ecology 11, pp.24-35 cited in; Doratlı & Hoşkara, 2009) In Lefkoşa case, the borders of the neighborhoods do not always define the cognitive districts in a precise manner but rather defines a cognitive vicinity like Selimiye and İplik Pazarı. For example, the sources referring Selimiye precinct does not describe the borders of the Selimiye neighborhood but the very close vicinity of the Selimiye Mosque including the houses and streets around it. On the other hand, some neighborhoods have a different image value in terms of their prestigious status.

The reasons behind the determination of the prestigious areas are mainly based on the micro-climatic features of the walled city. Lefkoşa has a hot subtropical semi-arid climate with long, hot and dry summers. The city is one of the hottest places in the island. Major winds comes

from the city from west that it provides cooling especially in the afternoon. The winding streets and the cul-de-sacs also provide moderate cooling by preventing from direct sun-light. The Girne Avenue and İplik Pazarı vicinity is the hottest part of the Walled city since it is perpendicular to cooling winds coming from west, south-west and north-west direction. The streets which are laying on east-west axis are open to cooling winds which can be seen in Arabahmet and Selimiye districts (Figure 5.12). As a result, those areas were occupied by high-income groups in the past due to their cooler micro-climatic conditions in the past.

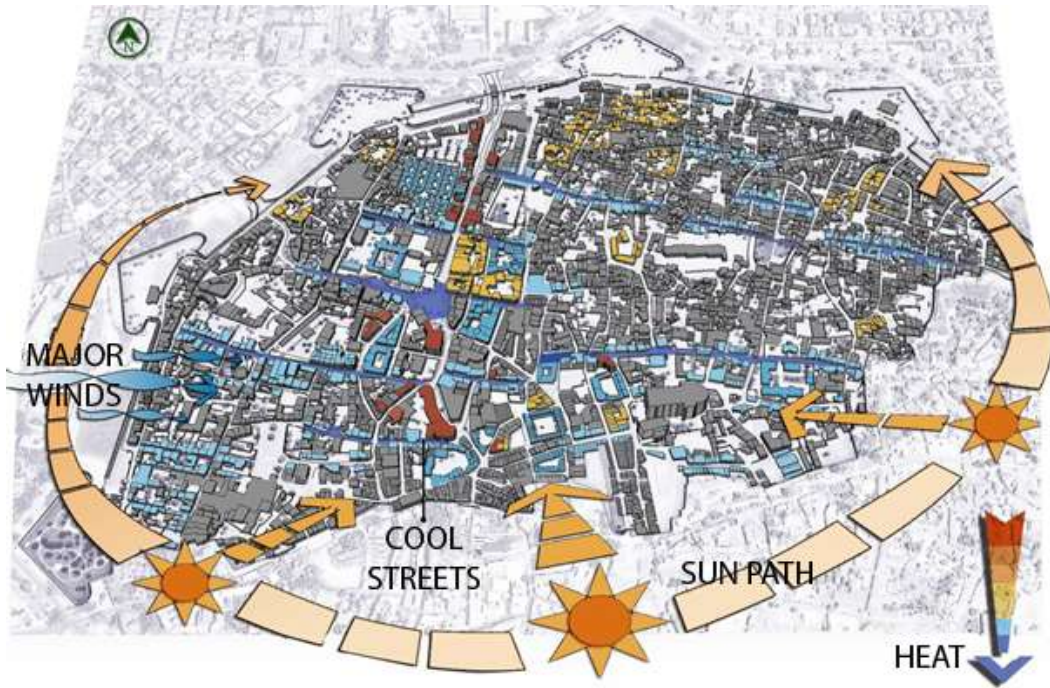


Figure 5.12. Micro-climate Analysis of the Walled City

In addition to the prestigious districts, there can be defined some other districts apart from the residential quarters in the walled city that many of them still maintains their image value. They are Hayvan Pazarı (Livestock Bazaar), Konak District, the market place (Bandabulya) and the bastions respectively. In addition to Girne Street, Arasta Street and Yenicami Streets can be described as the main paths of the old walled city. Moreover, Reşadiye, Celaliye, Akkavuk Mescidi, Alparslan, Lale, Dümencioglu ve Kirlizade Streets also had image value in the past. The main nodes can also be described as Konak (Atatürk) Square and Kyrenia Gate similar to present image. On the other hand; the fortification walls were the only edges around the walled city which described the city as a district rather than dividing it. The landmarks were more diversified and high in number in the old image analysis. The Khans, Bazaars and Baths which are important elements of the Ottoman city are all described as landmarks during 19th century and in early 20th century.

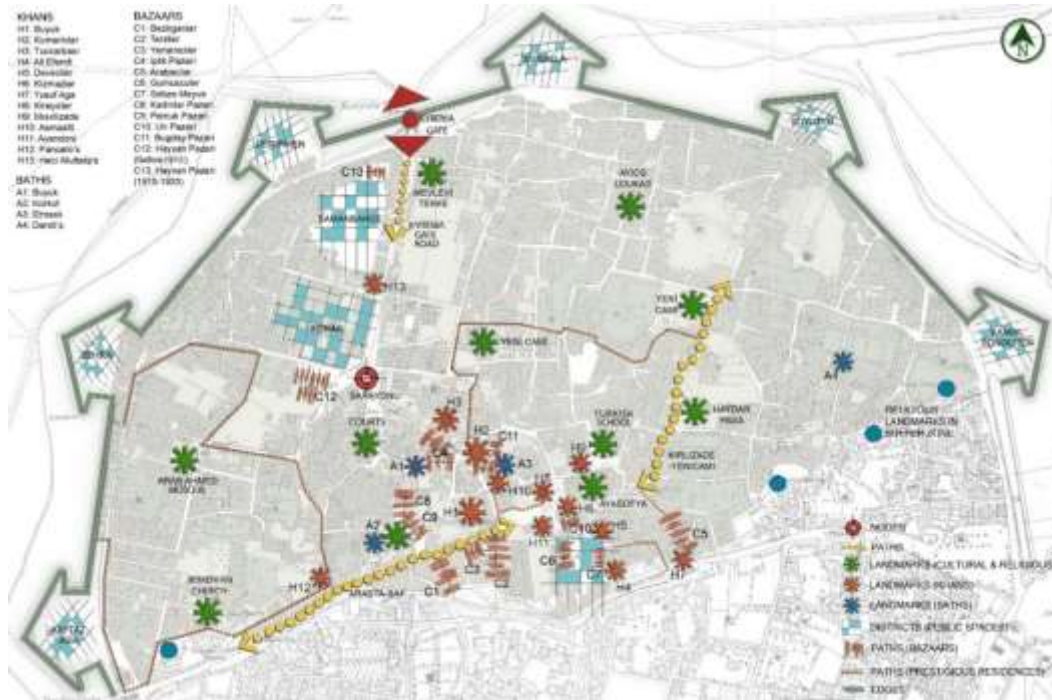


Figure 5.12. Image Analysis of old Nicosia (late 19th and early 20th century) (Reproduced from EBI, 2012)

5.2.3.4. Legal and Official Decline

“The State shall take social, economic, financial and other measures necessary for the purpose of rehabilitating socially and economically weak persons and rendering them useful to their families and to society” (The constitution of Turkish Republic of Northern Cyprus, Article 58)

In Lefkoşa the newer civilizations generally altered the urban tissue. The present urban fabric was mainly structured in Ottoman period. During Ottoman period the urban fabric was significantly changed but the buildings having monumental, symbolic and architectural value was preserved. The legal framework of urban planning in Northern Cyprus has become to be issued after British Colonial Period. In terms of investigating the case of Lefkoşa as a whole and the Walled City as a part, “The Streets and Buildings Regulations” (Cap 96) and “Antiquities Law (Cap.31)” can be considered as two main regulations.

With the “Town Planning Law” which was enacted in 1989 and the “Antiquities Law” enacted in 1994, the recognition of the historical urban quarters with respect to their role in the city has been extended. The legislative framework affecting the socio-spatial structure of the walled city of Lefkoşa can be summarized as; Law of Ancient Monuments, Town Planning Law, Cap 96/ Streets and Buildings Regulations, Law of Environment, Law of Tourism, Law of Municipalities, Law of Immobile Property, Law of Rent, Law of Social Housing, Law of Vakıf, Law of Civilian Defense, Income Tax Law and Property Tax Law (Doratlı, 2000).

The “Antiquities Law” (Cap.31.) was firstly enacted in 1935 and amended in 1949 and 1959. The focus remained the same with Cap.31. The conservation approach could not be expanded to an area based understanding from building scale. Long term financial and technical support were also included by the law but could not be well practiced. In 1994, since the previous law could not provide a comprehensive understanding in terms of sustaining contemporary standards and conservation for the historical urban quarters, a new law enacted and replaced the previous. The new law has a larger scope and that is focused on management issues of historical quarters including responsible bodies, funding system and listing criteria (Doratlı, 2000).

In terms of development, “The Street and Buildings Regulations”- Cap 96’ was enacted in 1946. There was not a definite focus on the character and development of walled city of Lefkoşa. However, to preserve urban fabric of the old quarter, “terrace houses” type of development was offered. Furthermore, Article 12 of this law which is about widening and straightening the streets resulted in a serious destruction of the walled city. In 1989, a new town planning law was enacted which provides a more comprehensive basis for town planning, regional planning and conservation of the historical urban quarters. Town planning law which is enacted in 1989 also focused on urban renewal and conservation issues. Planning Authority is authorized to prepare “Environment Plan/Special Area Plan” for areas having serious problems subject to rapid development or need of urban renewal (Doratlı, 2000). After 1974, planning activities were regulated by “Department of Housing”. Then the “Town Planning Department was organized under “Ministry of Housing” which is the main responsible governmental body of the planning.

The planning practices of Lefkoşa have been studied for 30 years. In 1969, Southern Cyprus conducted a research with University of Nottingham and the concept of master plan was firstly announced in this research. However, Turkish Sector did not covered in the plan. Between 1972 and 1974 a plan was prepared for Turkish Sector by containing Lefkoşa, Hamitköy and Gönyeli. However; the plan was postponed after “Peace Operation” since a radical socio-spatial change in the island was occurred. Afterwards a road construction decision was taken to re-connect the Güzelyurt and Magusa. After the construction of the road competed, large land uses such as Sports site, Exhibition field and Industrial Quarter were decided to be located in the northern side of the road. The southern side of the road was also determined as the residential area. The old plan cancelled and a new plan preparation was started after 1974. After 1979, the sewage system became an issue since the two separated quarters was sharing the infrastructure system. Two Municipalities were came together and reached an agreement on the subject of the sewers. The increased relationship created an idea of a common master plan that UNDP (United Nations Development Program) prepared a comprehensive plan for Nicosia (Doratlı, 2000).

To control urban sprawl, a water supply boundary was determined in November 1989 as the “Big Lefkoşa Water Supply Boundary” that the urban development was allowed inside this boundary (Development Plan of Capital City Lefkoşa, 2009). Although the development boundary can be an effective tool to control the urban sprawl in the long run, urban sprawl still remains as an issue leading to macro and micro scale problems. The plan report of the “Development Plan of Capital City Lefkoşa” also refers to uncontrolled growth of the city in last

thirty years; *“In last 25 years, the city spilled over its boundaries. As a result; the settlements close to Lefkoşa has become the part of the city as Gönyeli and Hamitköy that they integrated to urban environment... Moreover; the rural areas revealing agricultural activities are under the threat of loss in the hinterlands of Kanlıköy, Lefkoşa and Gönyeli”* (LİP, 2009).

Three important planning attempts can be identified which produced decisions on the walled city as United Nations’ Development Plans, Development Plan of Capital City Lefkoşa and The Special Touristic Region Conservation, Revitalization and Development Strategy for the Conservation Area of the Walled City of Lefkoşa.

5.2.3.4.1. United Nation’s Development Plans

In the first Master Plan prepared in 1984 some decisions have been taken on housing development. The strategies were not implemented successfully. However; the strategies give clues about the current development strategies of present plans. The general frame of housing development can be summarized as;

- (i) Providing reserve areas for the planned growth of the residential quarters,
- (ii) Drawing measures to decrease construction costs in housing sector by supporting low-cost social housing and providing affordable housing for ownership,
- (iii) Supporting different housing types with sufficient social and physical infrastructure in local context as well as providing accessibility to residential districts,
- (iv) Supporting public participation and increasing quality in housing supply development,
- (v) Rehabilitating the old housing stock by sufficient financial measures.

The other function which was discussed in the 1984 plan was office uses. The plan did not refer to walled city particularly in terms of office uses. However, the strategies also covered the walled city since it is the part of the central area. The general aims in terms of office uses are providing a satisfactory level of development in terms of growth and variety, providing a reliable distribution of office uses by protecting the role and importance of existing central area, and harmonizing the office development with historical fabric. In terms of open spaces, the moat was decided to be a part of open space system of the city conceptually. Nevertheless, in terms of Central Business District Planning Policies, which can be observed from Figure 5.13, a more detailed scheme was proposed as;

- (i) Providing sufficient and reliable growth of central business district and defining a border of central activities,
- (ii) Creating a sustainable environment for shopping activities, office and residential areas inside CBD,
- (iii) Providing car-park and sufficient transport facilities for pedestrians by protecting architectural quality.

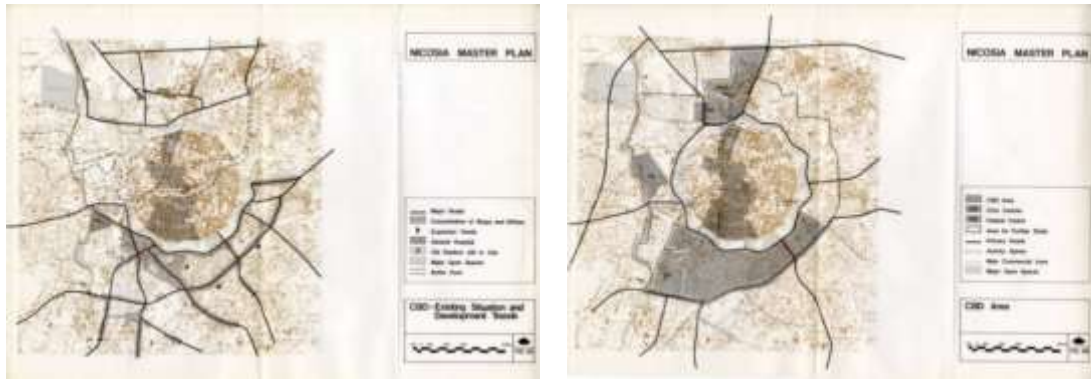


Figure 5.13. Analysis and Proposals of Central Business District of Nicosia (UNDP, 1984)

For the Walled City of Lefkoşa, a Conservation Plan was not prepared. However, partial decisions for Arab Ahmet Area, Selimiye Area, the Moat and Girne Avenue were discussed and partially implemented. In the Volume I Central Area Scheme Report which was prepared in 1985, land use, transportation, housing and open spaces were handled in a detailed and comprehensive manner (Figure 5.14.). Moreover, all planning decisions were proposed both in case of unionship and the continuity of the segregation. In 1999, a new decree (Emirname) was inured to accelerate the renewal and restoration projects. Only the “Girne Avenue Improvement Project” was fully utilized. However, the image of Arabahmet Area, Samanbahçe Houses and Selimiye District has been significantly changed after implications of revitalization incentives. Detailed design proposals, participation and financial models were also discussed in the plan.

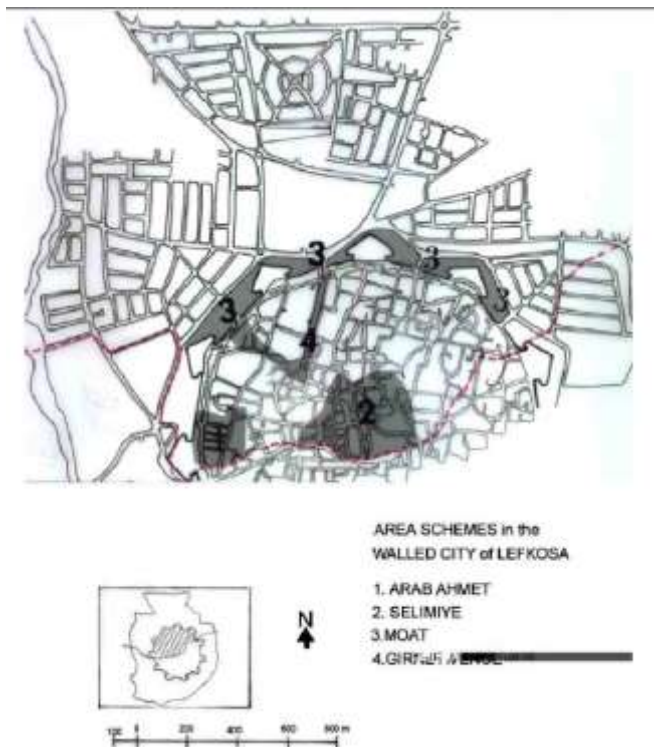


Figure 5.14. Special Project Aras in the Walled City (Dorathl, 2000)

In 2005, an Outline plan for Nicosia Master Plan was prepared as the second phase of the plan. The second phase is much more concentrated on the walled city since the focus of the plan study was the core of Lefkoşa. In the second Phase of Central Area Outline Plan which was published in 2005, development of Turkish and Greek Sectors both worked separately and as a including possible union-ship model. A strategic and an operational outline plan in conceptual scale was prepared as a significant output by the plan proposals (Figure 5.15.).

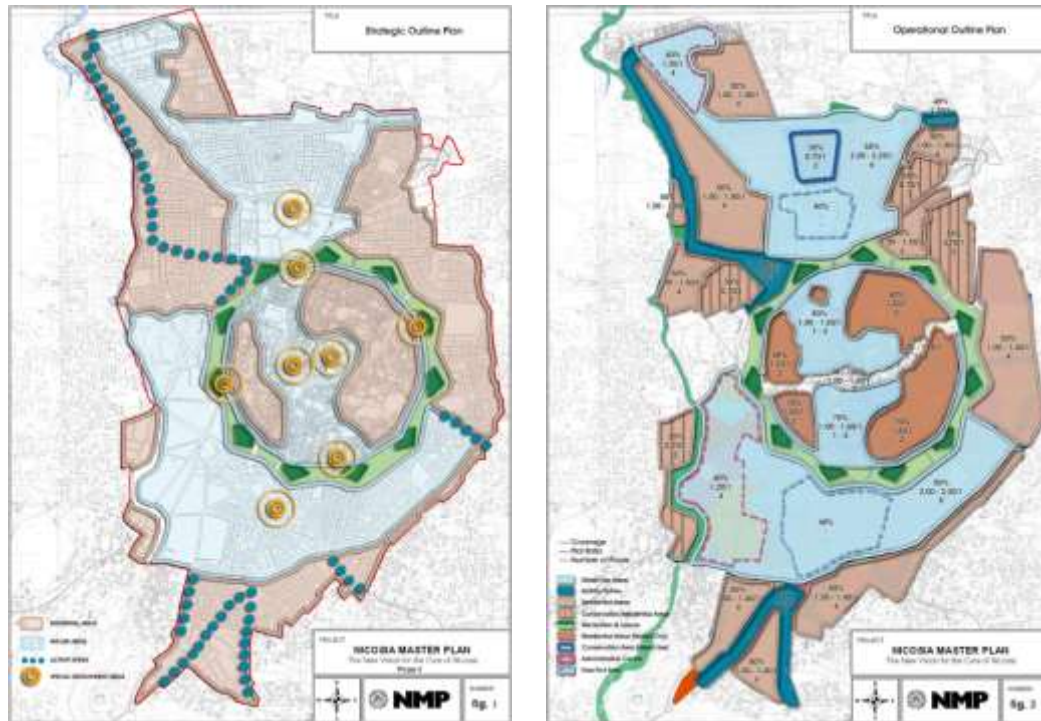


Figure 5.15. Strategic Outline of Lefkoşa in case of Union and Division (UNDP, 2005)

Moreover, some districts around and inside the walled city were determined as “Special Development Areas both” in Turkish sector and Greek sector. The Special Development Areas are determined as; Ledra Street - Kyrenia Avenue Pass, Municipal Markets Link, Paphos Gate Area-Arabahmet Area, Chrsalloniotissa Area-Kafesli Area, Ayios Antonios Area, İnönü Square Area and Free Port Area. Except fifth project area, all special development areas have direct proposals on the northern part of the walled city (Figure 5.16). The general aim of the special development projects can be summarized as;

- (i) Increase the attraction of the walled city,
- (ii) Revitalization of the economic and social life,
- (iii) Integrating two communities by commercial, recreational and cultural activities,
- (iv) Providing affordable housing for inhabitants by public and cross-subsidies by a funding mechanism,
- (v) Designing landscape and townscape elements to increase the attraction of the areas,

(vi) Supporting pedestrian circulation and providing public transport .

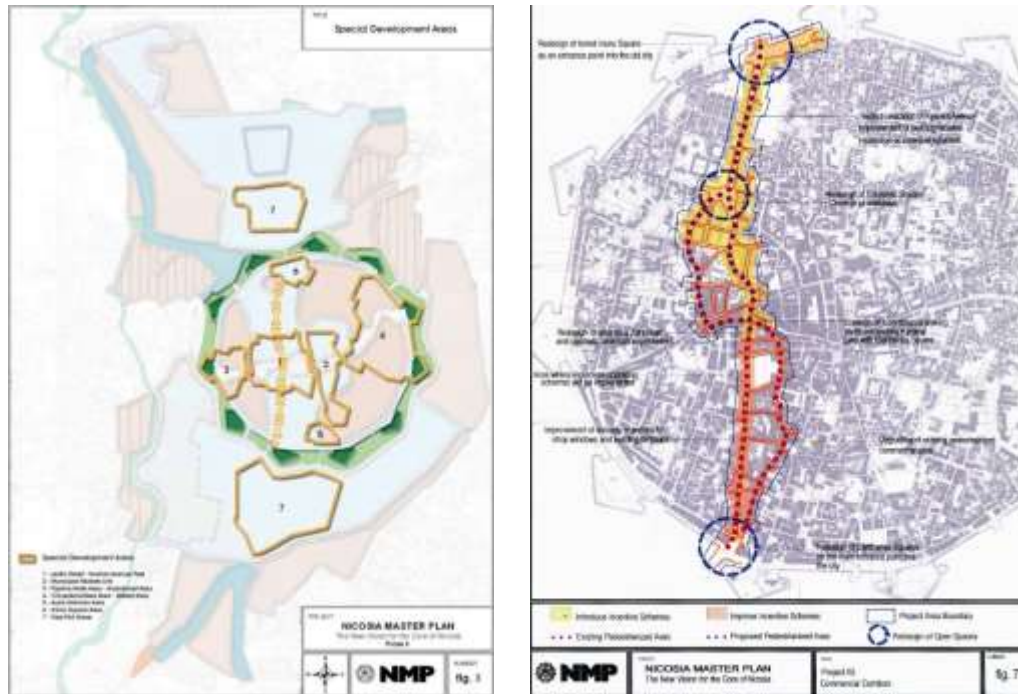


Figure 5.16. Special Development Areas and Commercial Corridor Proposal (UNDP, 2005)

Besides, the revitalization of the commercial axis from Kyrenia (Girne) Gate to Larnaca Gate was also proposed to increase interaction between both sectors including redesign of the İsmet İnönü Square, pedestrianization of the Girne Avenue, redesign of Sarayönü Square and Eleftherias Square. A continuous walking route was proposed between the northern and southern gates that also a landmark design in joint point was proposed. Although the three plans covers broad analysis, synthesis and strategic decisions, they could not be successfully implemented (Figure 5.16).

5.2.3.4.2. Development Plan of Capital City Lefkoşa (Başkent Lefkoşa İmar Planı)

In 2009 a Master Plan study was also prepared for Northern Lefkoşa by Town Planning Department. The plan includes strategies on; land use planning, traffic and transportation planning, conservation and protection of architectural heritage (restoration, rehabilitation and revitalization policies) and legal, social and economic framework design for the ease of implementation (LİPR, 2009). The plan has a target year of 2020 that, a possible union-ship is not taken into consideration in policies and strategies. The whole scheme is constructed according to the divided structure of Lefkoşa. However, in the vision of the Development Plan the bi-cultural structure of the city was emphasized (Figure 5.17.).

“Including its close surrounding the role of the Lefkoşa as a capital city are; (i) conservation of historical, cultural and natural assets, (ii) protection of traditional cultural identity, (iii) emphasizing the advantages of bi-cultural structure, (iii) Benefiting from national and regional opportunities, (iv) taking a role in international scene, and (v) taking responsibilities on administration, culture and education.”

The sole aim to walled city in the plan can be summarized as; *preventing decay and decline in historical quarters by preparing conservation, rehabilitation and revitalization programs with a specialized attention.* In development plan, the whole Walled city is labeled as; “Conservation and Revitalization Area” under the heading of “Development Policies”. Moreover; the residential areas on the eastern and the western parts of the area are labeled as “Prior Development Area” under the heading of “Residential Areas”. Furthermore, the vicinity of the Girne Avenue and Selimiye District was labeled as “Central Business District” under the heading of “Mix-use Areas”

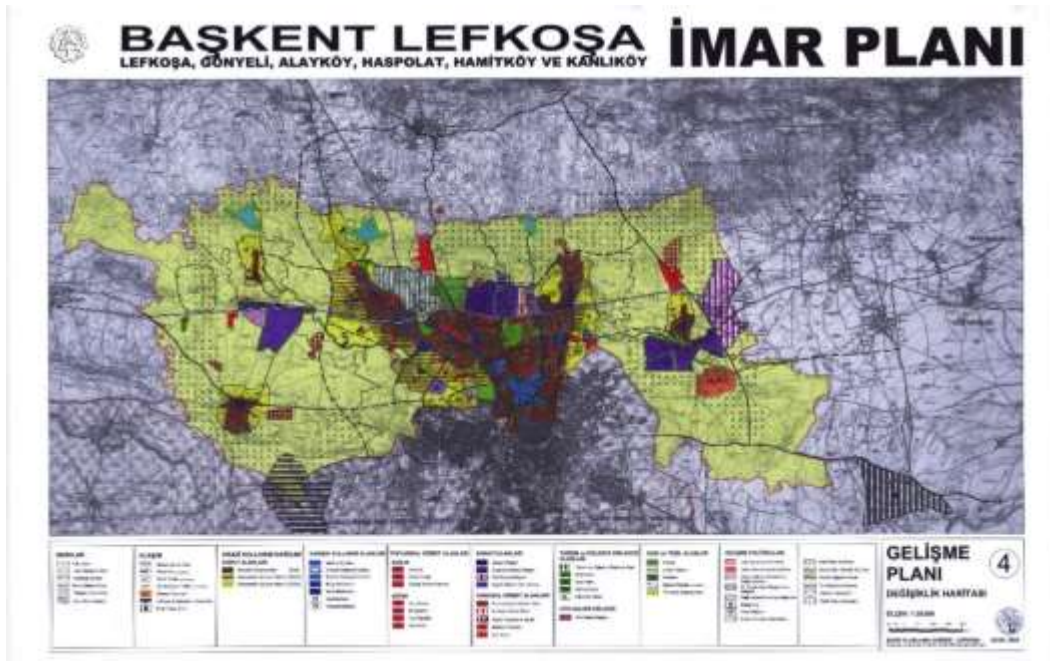


Figure 5.17. Development Plan of Capital City Lefkoşa (Başkent Lefkoşa İmar Planı), (Town Planning Department, 2009)

By rehabilitation and revitalization projects, middle-income and middle-aged families were aimed to be attracted to settle to Walled City of Lefkoşa. The retail activities and some kind of warehouses were also condemned to be necessary uses to increase the attraction of the Walled City. However, the warehouses and workshops were decided to be concentrated in certain districts. Similarly, office uses were also decided to concentrate in certain quarters of the walled city.

Furthermore, proposals on rehabilitation of the open spaces and green areas in the walled city were also discussed in the plan report. The existing trees and green areas are decided to be protected. Moreover; date-trees are decided to be protected by a new decree (Emirname) under Development Law. The open spaces of the moat were also designated to be recreational green fields to provide a green buffer between the walled city and the outer city (LİPR, 2009). Moreover, the walled city was also evaluated under the heading of central business district in the plan that three main zones were determined as; Central Business District, Walled Quarter (Conservation Zone) and the Development Zone by Protecting Urban Fabric. The main policies of the Development Plan is summarized in Table 5.3.

Table 5.3. Main Decisions of the Development Plan of Capital City Lefkoşa about the Wall City (LİPR, 2009)

Developing the whole conservation areas and providing legal, administrative and financial incentives to implement the policies of conservation and revitalization
Evaluating the walled city in a comprehensive manner to attract investments on tourism, education and cultural sectors
Social rehabilitation of the inhabitants and workings places
Controlling development and density to provide a development harmonized with existing social and cultural environment
Preventing new building constructions and re-usage of existing buildings for housing supply to provide economic efficiency
Supporting boarding houses and boutique pensions by restoration of old houses and rebuilding new buildings in empty plots by considering harmony with the existing urban fabric
Attracting educational investments as transforming the walled city into a center of universities, fine arts and other cultural facilities
Attracting recreational facilities of Nicosia to move into Walled city as pubs, cafes, small restaurants, theatre, cinema and exhibition halls by designing of these facilities along special streets
Protecting the existing open spaces and creating the news
Displacing ware houses, repair houses and storage units to prevent from fire and related risks
Creating car-free areas, prohibiting street parking and providing parking areas in certain locations

5.2.4.3. The Special Touristic Region Conservation, Revitalization and Development Strategy for the Conservation Area of the Walled City of Lefkoşa

The Council of Monitoring, Coordination and Guidance for the Walled City Lefkoşa prepared a strategy document for the Conservation and Tourism District of the Walled City. By the plan document, the vision about the Walled City was determined as; *a walled city with (i) authentic architectural elements, urban fabric with respect to its cultural, artificial and environmental frame, (ii) rehabilitated streets and restored buildings, (iii) high quality and standards in accommodation, (iv) townscape with lighting, boards and canopies which are compatible with historical, cultural and architectural fabric, (v) duty-free and tax free shops of local product, high quality Turkish product and gift-shops (vi) variety of cafes and restaurants serving local and international cuisine, (vii) museums telling life style and culture of Cypriots, Research*

Center of Cyprus Culture as a monumental structure, (viii) accessibility by public transport and sufficiency in car parking, (ix) secure and comfortable pedestrian areas, (x) boutique hotels, small scale shopping centers, recreational and relaxing areas, (xi) healthy in social, physical and economic manner, livable, safe and a 24- hour touristic center, (xii) contributor to social, economic and cultural life of the whole city. The main aims to acquire the walled city can be also listed as; (i) Encouraging touristic, educational and cultural facilities by taking capacity of the district into consideration, (ii) protection of the existing structures and urban environment having cultural, architectural and historical values, (iii) Rearrangement of pedestrian and vehicle traffic and providing accessibility, (iv) rehabilitation of working and living conditions of the quarter to reach the modern living standards, (v) growth in business development, investment conditions, entrepreneurship of property owners and tradesmen.

The plan also produced direct strategies that some policies and measurements were set for economic environment, human resources, physical space, transportation and infrastructure, social and cultural environment, legal & organizational framework, financial structure and marketing-advertisement facilities. The strategic document includes comprehensive analysis of the problems in the walled city and produced focused strategies for them. However; an implementation or action plan did not offered that the aims, visions, strategies and policies could not be reflected physically.

5.2.3.5. Financial and Economic Decline

In terms of financial decline the first fact of the walled city of Lefkoşa is the abundance of the middle-income residents which have psychological and cultural relationship with the area. While the families has been abandoning the walled city, very low income groups has been entering to quarter as a process of invasion and succession. In 2011, 16.59% of the houses were listed as empty and 3.92% of the houses were listed as freely occupied that their inhabitants lives in empty abandoned houses without any payment and obligation. The inadaptability of the physical fabric to modern life style, emergence of green line, continuous suburbanization and shift of the urban center resulted in the decrease of land values in the walled city (Figure 5.18).

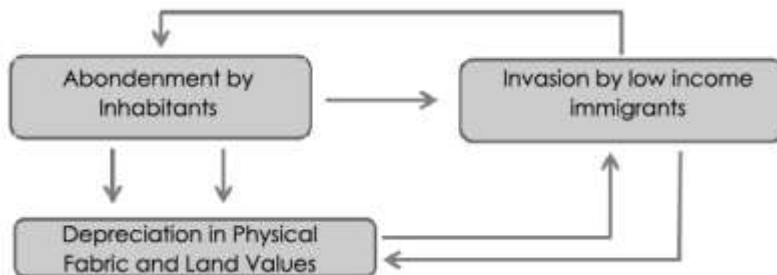


Figure 5.18. Continuous Decline in Land Values

It can be said that in the walled city of Lefkoşa, since 1985 owner occupancy has been decreasing. In addition, tenancy has been increasing continuously. The transformation of the ownership pattern can be seen in Table 5.4. which is produced by synthesizing the information from different sources in the period of 1985 to 2011.

Table 5.4. Change in Housing Ownership in the Walled City of Lefkoşa (Doratlı, 2000; UN, 2005; EBİ, 2012)

	1985	2000	2002	2011
Owner Occupied	47,1 %	40,9 %	35 %	35 %
Tenant	40,9 %	67,7 %	60 %	62 %
Free Tenancy				2 %
Public Employer's Residents			1 %	1 %
Other			4 %	

In terms of spatial distribution, the neighborhoods in the eastern part and southwestern parts are determined as dominantly owner-occupied areas. In central areas with more commercial activity, the tenancy has become more dominant. The rents in the walled city are distributed smoothly that the level of rent is the highest in İplik Pazarı neighborhood and the lowest in Karamanzade Neighborhood (Figure 5.19)

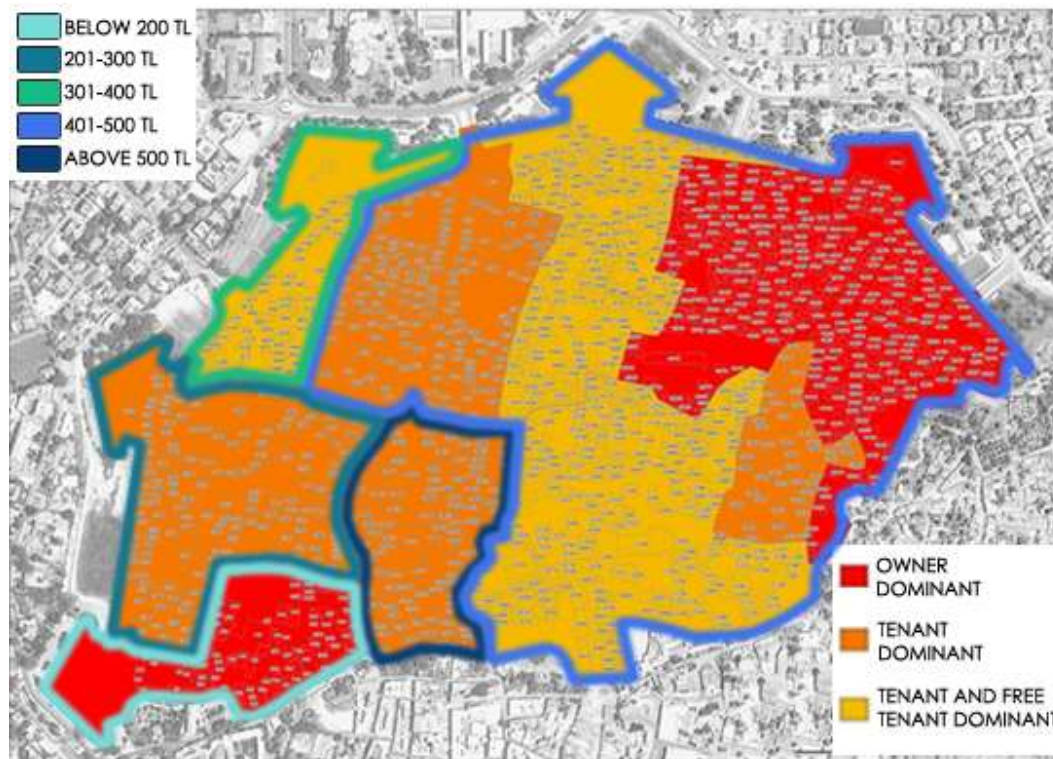


Figure 5.19. Spatial Distribution of Tenancy and the Level of Rents in the Walled City of Lefkoşa (Reproduced from EBİ, 2012)

United Nations Report (2005) identifies that most of the inhabitants of the walled city are from Turkey. They mainly prefer live in the area due to the low rents that they tend to be of low

educational and occupational status. The existing population does not have a strong identification or commitment to the walled city. The report of EBİ (2012) also notes that 60% of the households moved into the walled city in last 10 years which means that the population is instable and the quarter has become a transition zone for new immigrants. The instability of the population can be viewed from Table 5.5.

Table 5.5. The Period of Inhabitation in the walled city (EBİ, 2012)

Inhabitation in the Walled City	Percentage
Before or since 1950	1%
1950-1970	7 %
1970-1990	9%
1990-2000	23 %
2000-2011	60%

In the walled city 12% of the population did not attend to school ever and 44% of the inhabitants has a primary school degree although the population is young that the median age is 28. It is also identified that the median of the average income of the households in the walled city of Lefkoşa is 2763 TL. On the other hand; 33% of the households have a daily income below 20 TL. (EBİ, 2012)

Table 5.6. Monthly Income Distribution of the Households in the walled city (UN, 2005; cited in EBİ, 2012)

Monthly Income Range (TL)	Percentage
Below 450	11%
451-600	22 %
601-900	15 %
901-1200	7 %
1201-2400	0 %
2401-3000	45 %

Table 5.7. Monthly Income Distribution of the Households in the walled city (EBİ, 2012)

Monthly Income Range (TL)	Percentage
Below 500	2 %
500-749	2 %
750-999	5 %
1000-1999	58 %
2000-2999	25 %
3000-4999	7 %
More than 5000	1 %

In 2011 the average monthly income of the households in the walled city was determined as 1850 TL. Compared to analysis of 2005 there exist a remarkable decrease in the monthly income of households. Furthermore; it is also noted that 52% of the inhabitants do not have a permanent work. In terms of spatial distribution, Akkavuk, Kafesli, Haydar Paşa and Karamanzade neighborhoods are identified as the neighborhoods having lower income level with respect to the

average monthly income of the walled city (EBİ, 2012). The change in income distribution can be observed from Table 5.6 and Table 5.7.

The profile of the firms in the walled city has a parallel situation that 74% of the firms are tenants. The average rent is higher than the residential rents by an average of 751 TL. Renting of Public or Waqf property has also a share of 49% that 1% of the firms indwelling without payment. In terms of spatial distribution, it is observed that tenancy is high around Girne Street Vicinity; on the other hand, lower in residential dominant areas (Figure 5.20).

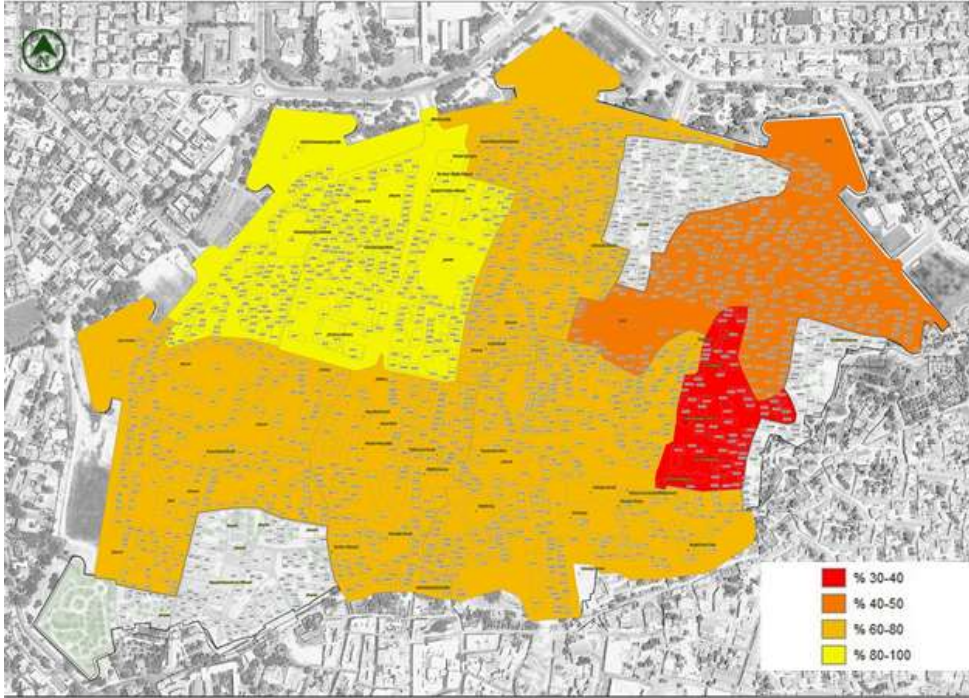


Figure 5.20. Distribution of Tenancy Status of Firms in the Walled City (EBİ, 2012)

Furthermore; according to report of EBİ (2012) the firms in the Walled City of Lefkoşa mainly serve to inhabitants of the walled city. As a result, the financial status of the firms is linked to economic level of the inhabitants. It is also noted that 63% of the firms' incomes has decreased and only 6% of them has increased in last three years (Table 5.8.).

Table 5.8. Change in Profit in Last 3 Years of the Firms Located in the Walled City (EBİ, 2012)

Change in Income	Percentage (%)
Increased	6
Decreased	63
Remains Stable	17
Opened the Firm in Last 3 Years	14

5.3.Conclusion

In the fifth chapter of study, the scope and content of urban decline of the walled city of Lefkoşa was examined. As a preliminary research, the chapter began with general information of the walled city of Lefkoşa. Then first, the macro scale driving forces of urban decline in Lefkoşa case was examined. In the broadest scale of global context, Turkish Republic of Northern Cyprus and respectively Lefkoşa has been subject to exclusion by many states after the division of the island. In addition to its de-facto status, the other driving force of urban decline in macro scale is the small island economy of the state which results in financial and economic inefficiency.

In city scale, the main driving force of the historical urban quarter of Lefkoşa was determined as the urban sprawl. The Development Plan of Capital City Lefkoşa Plan was also evaluated as a push factor encouraging further sprawl of the study. Then, the micro-scale features of urban decline were evaluated which can be also defined as area-specific factors. The categorization of decline features are observed by literature research of Chapter II that physical, locational - functional, image, legal, financial – economic obsolescence features of the walled city of Lefkoşa was analyzed. The summary of the findings in terms of decline features of the walled city of Lefkoşa is summarized in Table 5.9.

Table 5.9. Features of Urban Decline in the Walled City of Lefkosa

Physical Decline	<ul style="list-style-type: none"> - Poor structural and environmental quality - Detoriation of valuable buildings
Locational and Functional Decline	<ul style="list-style-type: none"> - Shift of the central activity outside the walled city - Loss in qualified central uses - Existence of inappropriate uses like manufacturing units and storage barracks - Decrese in residential uses
Image and Official Decline	<ul style="list-style-type: none"> - Decrease in legibility of the quarter - Loss of traditional services and production zones
Legal Decline	<ul style="list-style-type: none"> - Inefficiency of existing legal frame and its implementations - Inefficiency in implementation of plans and strategies of UN plans - The policies of concentration of uses such as CBD acitivites and manufacturing services, further sprawl of development area the city by Lefkosa Development plan may encourage further decline - The policies of Lefkosa Development Plan on the walled city due to is hard to be reflected into implementation
Financial and Economic Decline	<ul style="list-style-type: none"> - Abondenment by inhabitants and inasion by low income inhabitants - Decrease in owner occupancy - Decline in educational level of inhabitants - Instable population - Decline in income levels of inhabitants and decrease in profit of the firms

CHAPTER 6

Morphology and Urban Design Elements of the Walled City of Lefkoşa

In this chapter the present urban design values and the morphological features of the walled city of Lefkosa will be discussed related to the literature findings of Chapter III and Chapter IV. First, the morphological evolution of the walls and the city will be evaluated. Then the explicit urban design values and elements existing in the site which are urban pattern, silhouette, open spaces, squares, accessibility, scenario value and architectural symbols of the city will be analyzed. At the end of the chapter; the synthesis of urban design elements will be discussed related to the findings on urban design tools in intervening urban decline in historical urban quarters from Chapter III. Furthermore, possible intervention policies are discussed as a further urban design policy approach for the walled city of Lefkoşa.

6.1. Morphological Evaluation of the City With Respect to Unifier Fortifications

The city of Lefkoşa has been subject to human inhabitation for 2500 years and it has been the capital of the island for more than a thousand of years. As a result of the impact of the different civilizations, the island has become a melting pot of different cultures in both cultural and spatial manner. The traces of the Lusignan, Venetian, Ottoman and British Periods can be most significantly observed in the city both in terms of individual structures and urban tissue.

6.1.1. Ancient Times

There has not been investigated any traces of settlement on the island during Paleolithic Era. However; traces of urban settlement were observed from Neolithic Age (8000 BC-3900/3800 BC) in different locations of the island. (Doratlı, 2000) & (Arslangazi, 2007) Moreover; temporary and permanent settlements were revealed from Chalcolithic Age (3900/2800 BC – 2900/2500 BC), Bronze Age (2900/2500 BC – 1050 BC) and Iron Age (1050 BC- 325 BC). (Gunnis, 1973; cited in Arslangazi, 2007) The archeological investigations which have been

conducted since the 19th century shows that there was a permanent settlement around the current vicinity of the city between the Chalcolithic and Bronze Age in the site of Agia Paraskevi near Pedios (Kanlıdere) River (Figure 6.1.) (Arslangazi, 2007).

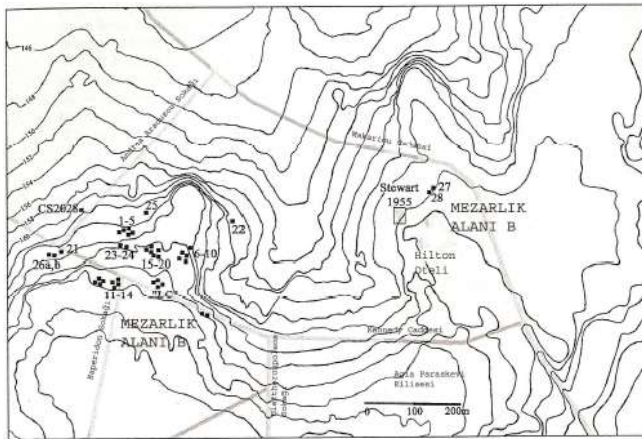


Figure 6.1. Topographic Layout of Agia Paraskevi (G. Georgiou (2002). *The Necropolis of Agia Paraskevi Revisited*, Report of the Department of Antiquities Cyprus: 61; cited in Arslangazi: 179)

Lefkoşa is developed from an ancient town named as Ledra. Although the precise location of Ledra is not clearly known, the archaic settlement of Ledra is thought to be situated in the south-west of the present town in the area of Ayia Paraskevi (Alpan, 2006). Moreover, the location of the city of Ledra is also referred as the southern half of the modern city. (Der Parhog, G. (1994); *Byzantine and Medieval Cyprus: A Guide to Monuments*. UK: Interworld Publications; cited in Doratlı & Hoşkara, 2009) The city of Ledra firstly be referred in Asurian sources of 7th century. The city then thought to be observed by the Kingdom of Salamis before 6th century. The settlement of Ledra was survived till the Archaic Period. The city then rebuilt at the present location in 280 B.C. by Leucus, the son of Ptolemy I of Egypt. The city of Ledra then renamed as Lefkotheon and Ledron (Gürkan, 1989).

6.1.2. Roman, Byzantium and Knights Templar Period

In 58 B.C. the Roman Empire conquered the island and ruled Cyprus for more than three centuries till the division of the Empire (Arslangazi, 2007). Lefkoşa was a Roman Castrum at first. Then, it became a Byzantine castle and a seat of Knights Templar. (Demi, 1991; cited in Doratlı and Hoşkara, 2009: 119) Although the layout and precise location of the town before Roman Period is not clearly known, Lefkoşa is thought to be a castrum in Roman Period. The agricultural land around the settlement was probably divided by a centurito system as a grid based subdivision of land. The small agricultural town probably grew and transformed into a town structure with the increase in the number of simple semi-rural or rural houses (domus). The location of the castrum is not also definitely known. However; two theories were constructed related to the archeological investigations. The first theory claims that Castrum was located

inside the southern meander of Phedios River. The other theory also claims that the castrum was located on the medieval center of the city (Figure 6.2.) (Demi, 1997, pp. 7-12; cited in Arslangazi, 2007: 184)



Figure 6.2: Roman Castrum of Nicosia (Demi, 1997, p.7; cited in Arslangazi, p.183)

The Byzantines (330AD-1191) ruled the island for the longest period and built a castle. They probably altered the Roman garrison into an urban settlement. A system of planned allotment tissue is used along two routes by leading away from the castle's north and east gates. By continues Arab attacks the governance of the island was continuously changed between the Arabs and Byzantines during 5th century. After destruction of Salamis and Lapta, the waterfront cities lost importance and the functions of the capital cities moved to Lefkoşa due to its secure geographic location in the last years of Byzantine Period (Arslangazi, 2007).

There did not survive any plans from Byzantine period (Der Parhog, 1994; cited in in Dorathl and Hoşkara, 2009, p. 119) However, it is argued that a grid tissue was surrounded the town with a slight orientation towards the East which was most probably based on the centuriato system (Dorathl and Hoşkara, 2009). Moreover, after the city became a capital, many artificial structures were built such as; bridges, palaces, churches and a citadel were built in the city. (Cobham, 1908; cited in Arslangazi, 2007)

There was not probably a permanent fortification system of the city during Byzantine Period. However, in the 4th century, a castle was built in the city to provide defense. In 1192 the citadel is thought to be demolished during the riots against Knights Templar (Hill, 1952; cited in Arslangazi, 2007) The precise location of the citadel is not known today. In 1191, Richard the Lion heart conquered Cyprus. The Knight Templers's ruling continued less than one year due to the public riots to heavy tax burden. During this period Lefkoşa was remained to be the capital of the island. Then, the sovereignty was transferred to Lusignans (Gürkan, 1989), (Dorathl and Hoşkara, 2009.)

6.1.3. Lusignan Period

The Lusignan Period started in 1192. The reign of the Lusignan period can be referred as a Golden Age compared to previous periods. The island has become a feudal kingdom and Lefkoşa became a strong capital city of the dynasty. In addition to a circuit wall having 11kilometers length, the monumental Gothic buildings were built in this period such as St. Sophia Cathedral and the Church of St. Catherina. Lefkoşa has also become a religious center in addition to functions it had as a capital city. The city was referred in many travelers' itineraries since it was embellished with palaces, chapels, monasteries, residences, large gardens and orchards (Gürkan, 1989).

In addition to the artificial structures built in French Gothic style, a new urban pattern was also developed during Lusignan Period. Moreover, main public squares were shaped during Lusignan Period such as Palace Square and St. Sophia Square. The street system remained as the main interval network of Lefkoşa in later periods. The city was sacked during the attacks of Genoese between 1373 and 1374 as well as Memluks in 1426. The fortification wall system was reinforced and a castle was also built during the attacks of Genoese (Gürkan, 1989).

The wall of Lusignans had a perimeter of four miles that much of the city remained outside the walls. In 1382, the wall was reinforced, more fortified and surrounded by a ditch. (der Parthog, 1994; cited in Dorathlı and Hoşkara, 2009) The wall system was designed with round towers that a castle was also located at the south-west part of the fortification system (Figure 6.3.). Eight gateways were located on the walls that six of them were aimed to provide access and two of them were to provide entrance and exit of Pedios River. The walls were re-designed and re-built for three times (Alpar, 2001).

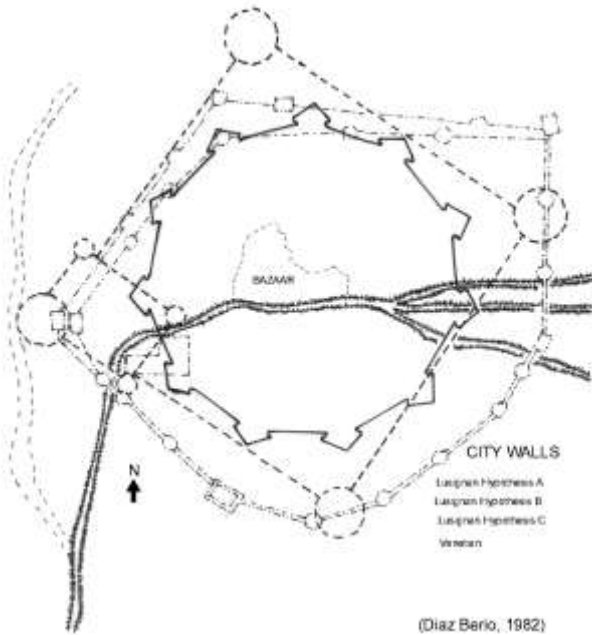


Figure 6.3. Possible Fortification System of the Lusignan Period (Diaz Berio, 1982 cited in; Dorathlı, 2000)

A traveler who visited the city in 1211 described Lefkoşa as a crowded and rich city. He also mentioned a construction process of a castle and described the cypress trees aside the roads. Another traveler who visited Lefkoşa emphasized the mix-cultural pattern of the city. Different travelers who visited the Medieval Lefkoşa in different periods mentioned the alacrity of the commercial life. In addition to the commercial life, some other travelers also observed the richness of production sector. The city was described as an important node of medicine and spice production. The image of herbalists continued till the Ottoman and British Periods (Gürkan, 1989).

The two important morphological characteristics of Lusignan period are the private square and fenced neighborhood. Private squares were created by courtyard houses that only a narrow space was left (Figure 6.4.) (Demi, 1991; cited in Doratlı and Hoşkara, 2009:121). The socio-spatial segregation was visible in Lusignan period that the multi-cultural community was ruled by a feudal system. An ethnic segregation can be observed that Latin population had social privileges as landowners and the Orthodox Greeks (Rum) had a lower status as farmers (Gürkan, 1989). Those different societal groups were thought to be live in segregated neighborhood which were encircled by fences (Arslangazi, 2007).



Figure 6.4. Superposition of the Roman Fabric with Lusignan Fabric (EBİ, 2012; maps from Demi, 1997)

6.1.4. Venetian Period

The island was passed to Venetians in 1489 as a result of a politically arranged marriage (Alpar, 2001). Venetian domination of the island lasted in a century. However, remarkable influences on the physical structure of the city can be seen in Venetian period (Demi, 1990: 45; cited in Alpar, 2002). The Venetians put a significant contribution to urban structure, the round shape fortifications around the city. The St. Sophia cathedral was admitted as the core of the city that

the Lusignan fortification system was pulled down to protect the city from Ottoman attacks. The idealized diagrammatic wall system was built that the plans prepared by Guilio Savorgnano who is the architect of Palma Nova as well (Figure 6.5.). Direction of Pedheios River was also diverted from its course through the city into an encircling moat. (Der Parthog, 1994; cited in Doratlı and Hoskara, 2009, p.22)



Figure 6.5. Satellite Views of Palmanova and Lefkoşa (Retrieved from; www.meravigliaitaliana.it/img/public/Meraviglie/1326373131-1545167974_3634_palmanova_veduta_aerea_della_citta.jpg and <http://www.flickr.com/photos/39459881@N02/4841134793/>)

The direction of the Pedhios River was altered due to strategic reasons from north-south axes to west-east axis. The old axis of the river was used as an axis for commercial activity that many facilities including housing of craftsmen and merchants, workshops, bazaars, hostels and warehouses were attached to west-east axis (Demi, 1991; cited in Doratlı and Hoşkara, 2009). To control the entrance, the number of gateways were also decreased (Figure 6.6.). Three main gates were opened in east, west and north. The name of these gates were Porta Domenico, leading to Paphos, Porta Giulianan, leading to Famagusta and Porta Del Proveditione, leading to Kyrenia (Salvador, 1983: 20 cited in Alpar, 2001). For a more effective defense, the size of the city was also decreased to one third of its original size. The town outside the walls were totally cleared area that all kinds of buildings were demolished (Alpar, 2002).

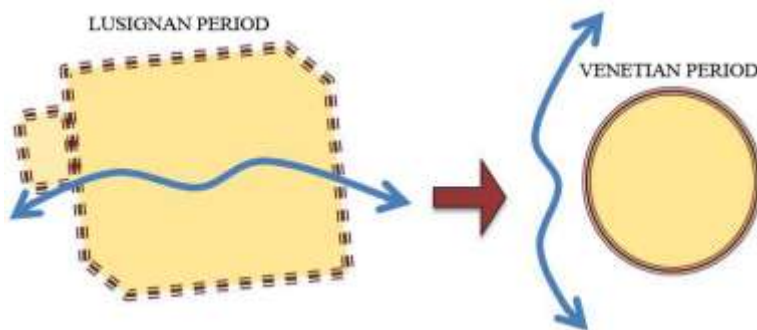


Figure 6.6. Change in the Macro form of Nicosia during Venetian Period (Reproduced by EBİ, 2011)

The old castles, palaces and churches were demolished to provide stones that a star-shaped polygon of wall which has eleven heart shaped bastions was created. The bastions were named by eleven important family names of the Italian aristocracy who denoted for the construction of the fortification system. The fortification system was surrounded by a deep moat which is about sixty meters wide (Figure 6.7.) (Doratlı, 2000; cited in Doratlı & Hoşkara, 2009).



Figure 6.7. Map of Lefkoşa in 1562 (Akçay, 2006)

Although Venetians have a remarkable influence on city in macro scale, they did not bring much change in the internal structure of the city. Furthermore, the arts, craftsmanship and trade lose importance (Akçay, 2006).

6.1.5. Ottoman Period

In 1570, Ottomans conquered the island and changed the structure of the city significantly. The present urban tissue took place during Ottoman period. Moreover, everyone firstly welcomed to the city without discriminating any social classes or categories including the natives who had never allowed to settle inside the walls (Numan et al., 2000; cited in Doratlı & Hoşkara, 2009:123) The city gained an eastern scene with enclosed balconies, latticed windows in buildings and minarets in the skyline (Figure 6.8.) (Der Parthog, 1994; cited in Doratlı and Hoşkara, 2009, p.123). Moreover, the city was modernized and acquired infrastructure as well as new buildings and facilities for public use like; baths, aqueducts, fountains, hostels and libraries. Existing buildings renewed or transformed to serve the needs of new Ottoman style of life. The St. Sophia Cathedral was converted to a mosque and St. Nicholas Orthodox Cathedral was transformed into a covered market which is called as Bedesten (Demi, 1990; cited in Doratlı and Hoşkara, 2009).

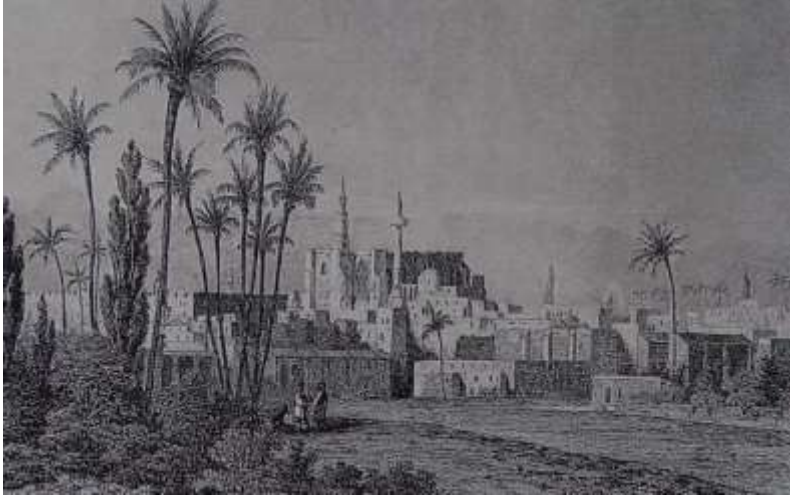


Figure 6.8. Engraving of Lefkoşa, Lemaitre, Iles de la Greece, 1853, gravure (Arslangazi, 2007: 29. Retrieved from; SEVERCS, R., Travelling Artists, p.40.)

The re-usage of the buildings were also practiced in residential buildings. The houses which had been built in Lusignan and Venetian period were generally one storey houses with flat roofs. The Ottomans built the second storey on the first storey (Gürkan, 1989). Such a construction trend created historically integrated buildings having an entrance floor in Gothic or Renaissance architectural details and a second floor with classical Ottoman details with oriels (cumba).

Some functions of the Latin Lefkoşa also continued in Ottoman Period. Both the location and the function of “İplik Pazarı” also existed in Ottoman Period. Moreover; Lusignan Palace was also used as a governor resident (Vali Konağı). Since the palace resumed its function, public continued to espouse the area as “Palace” and called the location as “Sarayönü” (Palace Court). The name of the area has been preserved although the palace was demolished during British Period (Gürkan, 1989).

Furthermore, commercial activity expanded. The Turks who was brought to settle to city were dominantly craftsmen or merchants. Moreover, construction of Khans (hostels) inside the city also attracted merchants to come and trade in Lefkoşa. As a result, the commercial life of the city was enriched. The main commercial activities and related facilities concentrated around the main axis with a greater expand that various kinds of markets emerged which is called as “arasta” and can be described as open porticoes or covered narrow streets with shops underneath. Besides, the front-yard of St. Sophia Cathedral was used as an open market area (Figure 6.9.) (Gürkan, 1989).



Figure 6.9. Market Places near Selimiye Square in 1878. (Illustrated London News, No.2048, Vol.LXXIII, Saturday, 24 August 1878; cited in Arslangazi, 2007:2)

The main street of the city was Tripiotis (Paşamahalle) and the secondary was Tahtakale. In each district there was a mosque, an elementary school and a cemetery (Hikmetagalar, 1996; cited in Alpar, 2002). With modernization of the city, population size increased during Ottoman period. Due to external limits of the city, densification took place rather than expanding. Dead-end cul-de-sacs were simply linked to nearest street that the orientation and width of the streets became dense and irregular (Figure 6.10).



Figure 6.10. Superposition of the Roman Fabric with Ottoman Fabric (EBİ, 2012, maps from Demi, 1997)

The structure of the urban population also changed in addition to the change in physical appearance of the city. The heterogeneity increased by the invasion of Turkish population in addition to the existing Greek (Rum), Latin, Armenian and Maronit population. Moreover, after

the 19th century, a black population added to ethnic groups since black population came to the city for the household chores of rich Turks. The black population was disseminated in Turkish population in later years (Arslangazi, 2007).

6.1.6. British Period

With the opening of Suez Canal in 1869, Cyprus became an interest of British Empire due to its critical geographical location with respect to the trade road to India. It was ruled as a crown colony between the years 1878 and 1925. However, the island remained as a colony till 1960s in practical manner. During British Period, Cyprus was opened to west and the traditional forms of production declined with the entrance of capital market commodities (Atun, 2001), (Akçay, 2006).

The other significant change in the structure of the city took place at the beginning of British period in terms of road system. A new gate was opened in 1882 and as a result of the development trend, central activity was shifted to south. Thus, the port cities such as; Larnaca and Limasol gained importance. Furthermore, a new commercial street created from central core to the southern new gate (Figure 6.11). The old river bed was totally utilized to improve the hygienic conditions. The commercial main axis from east to west was completed and protected by total covering of the bed of the river.

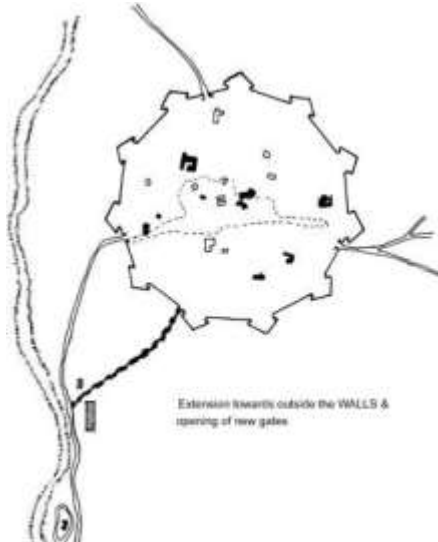


Figure 6.11. Opening of Larnaca Gate (Atun and Doratlı, 2009, p.120)

During British period, Lefkoşa was firstly expanded outside the walls firstly in a slow process (Figure 6.12). The expansion was supported by the government since the old city was regarded as unhygienic and narrow. With the opening of the Larnaca Gate, administrative buildings were firstly decentralized to outside to the south of the Walled City. Construction of some public buildings outside the walls encouraged inhabitants to move outside the city walls. The extension of housing was firstly started as small farm houses. Then, the decentralization created a shift for

other urban functions (Arslangazi, 2007). New neighborhoods as Koşklüçiftlik and Cağlayan established outside the walled city (Gürkan, 1989), (Atun, 2002).

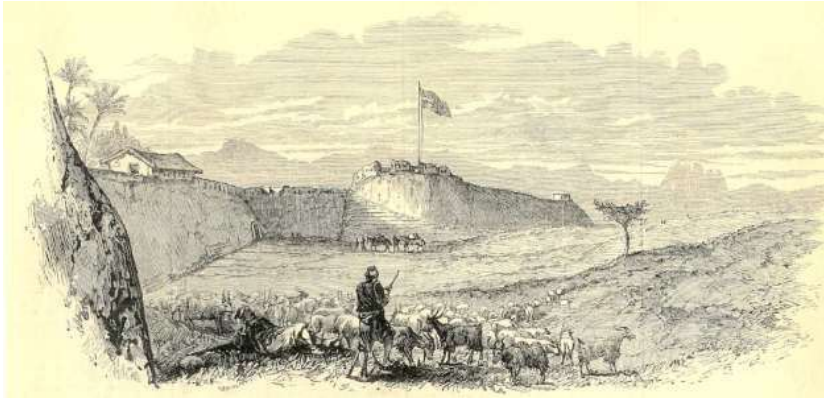


Figure 6.12. The Outer Side of the Walls in 1878 (Illustrated London News, August, 17, 1878, vol.LXXIII, No.2045, p. 229; cited in Akçay, 2006, p.88)

Like many other historical buildings, in 1901, ancient Lusignan Palace dating back to 14th century, pulled down and a new office structure was built. Moreover, the new post office, courts, a Commissar's Office were constructed near to new office buildings (Gürkan, 1996), (Atun, 2002). During British Period, the urban tissue of Ottoman period did not significantly changed. Nevertheless, the road and transportation system were subject to remarkable alterations. New roads were opened as short-cuts and some roads were widened. The attempts resulted in a creation of a more labyrinth like street tissue (Atun, 2001), (Arslangazi, 2007).

The balanced structure of Ottoman Period including the buildings and their gardens was altered. The population rapidly grew that the empty spaces at the end of cul-de-sac roads filled. At the end of 19th century, the traditional courtyard pattern of housing was replaced by serial houses which have direct opening to street. The new pattern of housing altered the sense of privacy that the semi-public and semi-private space provided by courtyards and cul-de-sacs were diminished. The maps of historical periods give clues about the morphological evaluation of Lefkoşa. Although the real location and pattern of the ancient Lefkoşa is not clearly known, the superposition of the Demi's map of Roman Castrum with the plan of lay-outs (Figure 6.13) gives some traces about the urban pattern of the previous civilizations.



Figure 6.13. Superposition of the Roman Fabric with Existing Urban Pattern (EBİ, 2012)

When the inner pattern of the ideal cities evaluated, it can be observed that the urban pattern reveals a radio-centric form like Palma-Nova and Sforzinda. Moreover; Giulio Savorgnano is the planner of both Palma Nova and Lefkoşa. However; a distorted grid system can be observed in the urban fabric of the walled city of Lefkoşa despite the organic development of Ottoman period (figure 6.14.). In other words; some grid based parts can be visualized in certain areas particularly in basic road system.



Figure 6.14. Layouts of three Ideal City Models (Sforzinda, Palma Nova and Lefkoşa (EBİ, 2012)

6.2. Morphological Evaluation of the City with Respect to Wall of Division

The traces of segregation began to be visualized in Ottoman period. Although there was not a sharp division, Greeks and Turks generally lived separately in different districts. Greek districts located around the churches while Turkish districts were shaped around Mosques in general

(Doratlı, 2000; cited in Doratlı & Hoşkara, 2009). The northern district had a dominant Turkish profile and south had a Greek. The Ottoman Governor was wettled on the north of the old river bed whereas the administrative center of Orthodox Church was located in the south. The Christian population was gathered around archbishop who was regarded as the leader of Orthodox population by Ottomans (Figure 6.15) (Hocknell, et al., 1998; cited in Alpan, 2001).

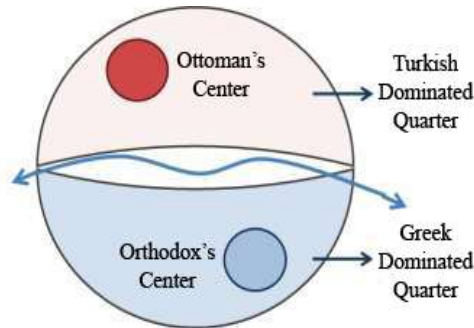


Figure 6.15. The First Traces of Division between Turks and Greeks (Reproduced from EBI, 2011)

However, the division was mainly aimed to provide legal freedom to different ethnic groups and to ease socio-spatial functioning. There was an integrated life and composition of differences in urban space during Ottoman Period. The population was not clearly Turk or Greek (Rum) that all neighborhoods were more or less mixed. The segregation of the functions and the ethnic groups became deeper in British period. The walled city can be abstracted into four quarters during British period as (Figure 6.16) (Dixon, 1879; cited in Atun, 2002);

-Konak District: It was placed through the north-west part of the town that it works as an administrative center. Today court buildings stands there. Moreover; Lusignan Palace is located there.

-Cami District: It is the north-east part of the town, around St. Sophia and Bedesten. Muslim population was dominantly living there.

-Levantine District: It is the south-west part of the town as a mixed residential area where different groups were living together. There were night clubs, pubs and hotels in British Period that. Levantine district was both a residential and an entertainment district.

-Cathedral District: The Greek religious men were living there. It is the south-east part of the city that it was mainly belonged to Orthodox Greeks.

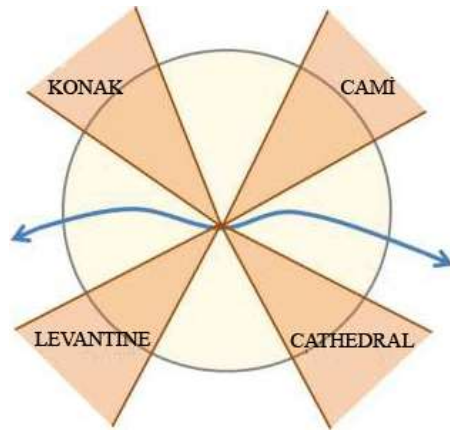


Figure 6.16. Main Districts in British Period of Lefkoşa (Reproduced from EBİ, 2011)

During British period, there were 25 different districts (mahallas) within the old town that 14 of those mahallas were Muslim, 7 of them were Orthodox, two of them were mixed of Orthodox and Muslim, one was Armenian and one was Latin. (Jeffrey, 1918; cited in Alpar, 2001) Thus, it can be said that there was not also a strict segregation between different ethnic groups during British period due to effect of peaceful atmosphere of the Ottoman Period.

The social segregation occurred between communities of Greeks and Turks as a reflection of nationalism. Greeks in Cyprus began to view Lefkoşa as a symbol of Athens. On the other hand, Turks aimed to see the capital city as an extension of Ankara. The physical segregation firstly emerged in 1956 as a voluntary segregation. (Van Amersfoort and De Klerk, 1987; cited in Alpar, 2001) There were mixed districts in addition to the separated districts in the walled city that “Phaneromoni District” was, for example, a mixed neighborhood of the city. In 1956, a type of congregation emerged that there were some segregated areas but they were not still enclaves (Alpar, 2001).

After 1956, a border in minds of people began to be reflected on the city’s structure and it was turned into a physical border called as “Mason Dixon Line”. It was established to separate two ethnic groups since some people could not bear to live together any more due to their national values. As a result the city began to be segregated into ghettos. The city has become contested and polarized. A strong bond among each community was created and members of the “other” were excluded. The Orthodox Church played a significant role in segregation which was a source of identity and holiness for Greek Cypriots. Church leaders like archbishop Makarios gained a great political power and strengthened the demand of Enosis, union with Greece. On the other hand; Turkish Cypriots reacted by organizing and supporting division (Taksim) of the island into Greek and Turkish sectors (Alpar, 2001).

The pro-Enosis group EOKA (National Organization of Cypriot Fighters) clashed with the pro-taksim group known as TMT (Turkish Resistance Organization). By 1963, a large-scale conflict developed and the divider wall, Green Line, was established. United Nation forces was also placed between two communities for peacekeeping. Masses of Turkish Cypriots living in

different parts of the island moved into enclaves and also the Greeks similarly (Hocknell, et al., 1998; cited in Alpar, 2001) .

Between 1962 and 1967 the interaction between two communities was limited since the whole island was segregated by an ethnic line. All street and place names were changed accordance with line by each group's ethnic roots. After 1968, people slowly began to interact that Turks started to work and trade with Greeks. As a result, negotiations started between two communities to heal the existing political situation. In July 1974, EOKA rebelled against Makarios, the president of Cyprus Republic to unite the island with Greece. Turkish military intervened in Cyprus afterwards. As a result, the island was totally and deeply divided through the east-west direction. The Greeks living in the northern sector forced to move to south and the Turkish Cypriots living in the south were moved to northern part of the island. The segregation of two communities and divide of the city is summarized in Figure 6.17)

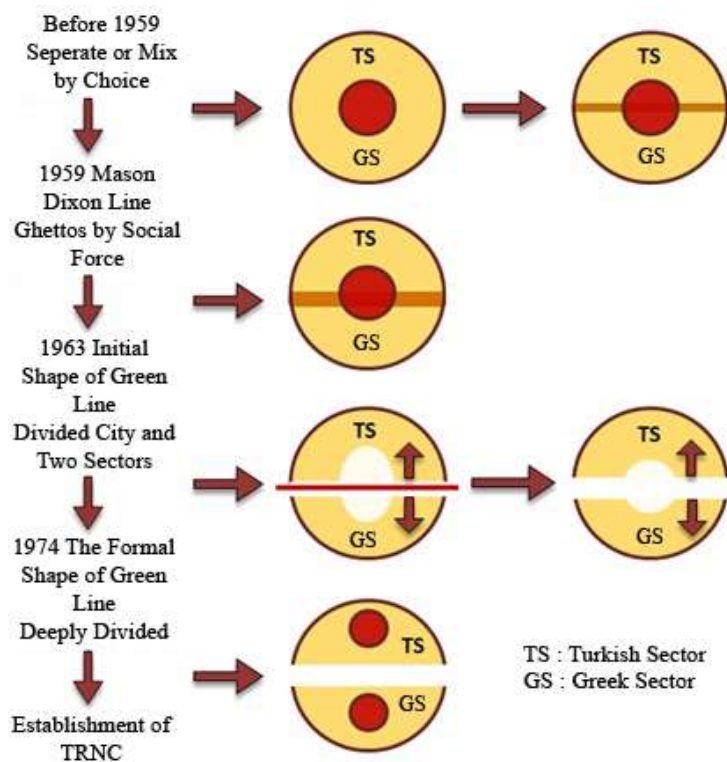


Figure 6.17. Division Process of Lefkoşa (Reproduced from EBI, 2011)

The Green Line followed the course of the Mason Dixon line that it divided the walled city in two separate parts. The route of the division was constructed as on old river bed of the Pedios River. The buffer zone which was controlled by united Nation's peacekeeping forces was created that it reaches at some points a kilometer width. Nonetheless, at some points it is narrow as a thin fence (Figure 6.18). The Unites Nations report explains that 10% of the area of the walled city stays in the buffer zone.

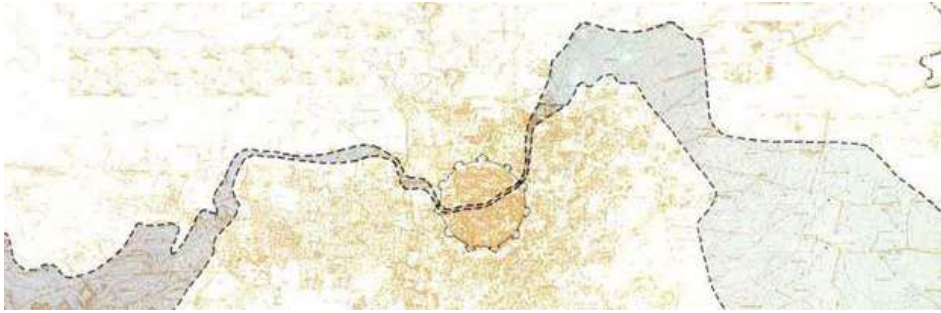


Figure 6.18. Buffer Zone and Green Line in Lefkoşa (UNDP, 1984)

The streets in the buffer zone were mainly composed of commercial and industrial areas that it was the main commercial axis of the Walled City for centuries (Figure 6.19). All houses and shops were closed and abandoned. The area is only opened to United Nations Forces' entrances. Today, entrance between to sectors is only possible through Ledra check point.

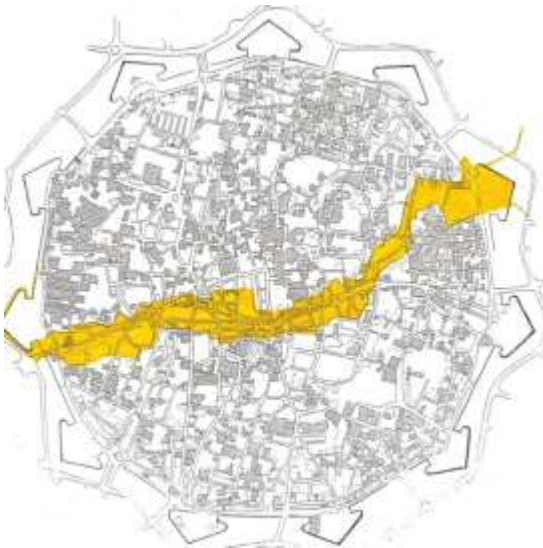


Figure 6.19. Buffer zone inside the walled city of Lefkoşa (Aga Khan Awards for Architecture, 1997, Rehabilitation of the Walled City Project Brief. Retrieved from: <http://www.akdn.org/architecture/img/2098/17.jpg>)

6.3. Morphology and Urban Design Analysis of the Present City

6.3.1. Urban Pattern Analysis

Although, the organic tissue has a dominancy, the urban tissue of the walled city of Lefkoşa reveals a mix-type pattern in terms of morphological analysis of the historical walled cities. Different urban patterns can be observed from different time spans. It has organic attributes

especially in north – east residential parts of the city including the neighborhoods; Abdi Çavuş, Akkavuk, Ayyıldız, Yenicami, Haydar Paşa and Kafesli neighborhoods. Moreover, grid pattern can also be observed in Akkavuk, Arabhamet neighborhoods as a distorted grid and in Samanbahçe Quarter as a pure grid-iron pattern. Furthermore; the walled city of Lefkoşa reveals the morphological features of the walled cities as diagrams. First, walls and bastion which are created during the Venetian period, exposes a diagrammatic morphology. Second the Atatürk Square and the roads which run out to gates and İplik Pazarı district demonstrate a radially (Figure 6.20).

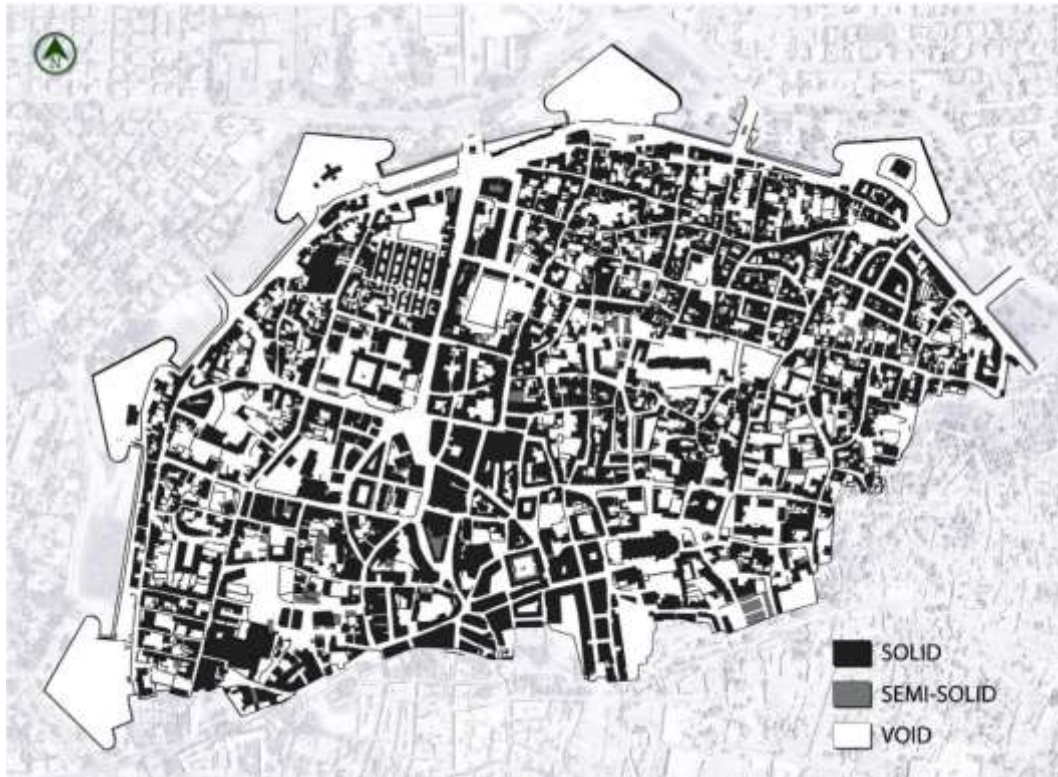


Figure 6.20. Solid-void pattern of the walled city of Lefkoşa (EBİ, 2012)

The structural density of the area differs. Except extreme cases, the building density ratio ranges between 0.60 and 2.40.(EBİ, 2012). The building density is lower in residential quarters whereas high in commercial districts. Building density reaches to maximum along Arasta Street, Girne Street and the vicinity of Atatürk Square. The walled city in itself exposes a mix-type of pattern. For example Akkavuk neighborhood has a grid street system whereas the buildings are located irregularly creating an organic tissue inside the building blocks. The differentiation in urban tissue created different spaces and different functions in the walled city. Seven types of characteristic patterns can be identified in the walled city that one of which is determined as a mixed type (Figure 6.21).

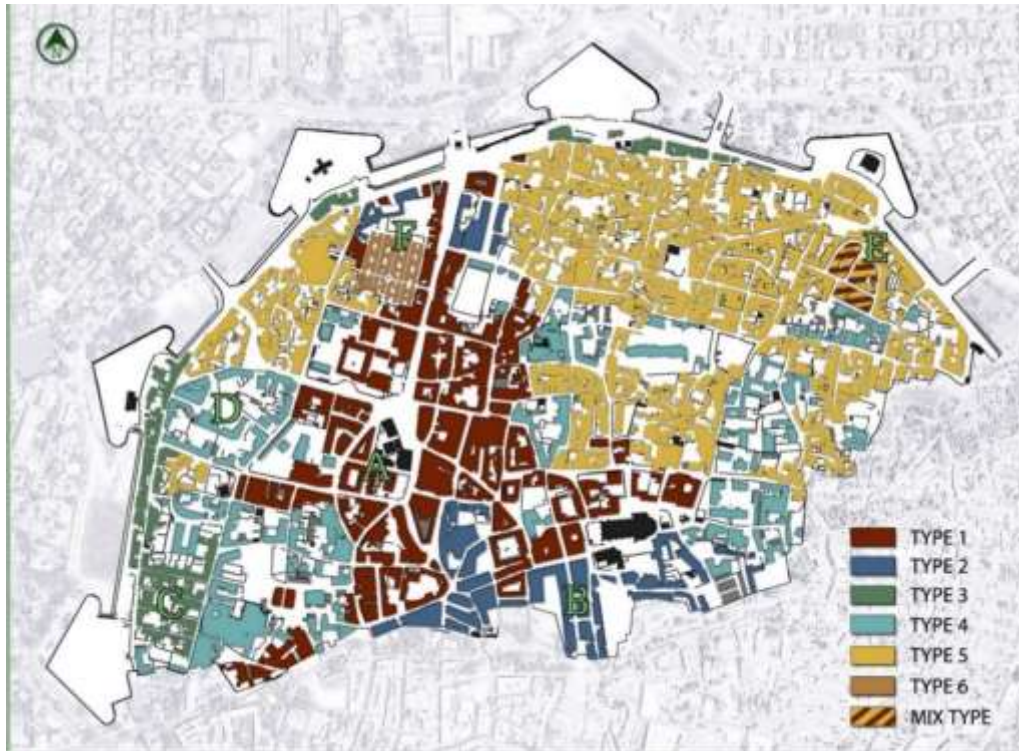


Figure 6.21. Typology of Different Patterns in the Walled City of Lefkoşa (EBİ, 2012)

In EBİ Project Report (2012) six different points were selected from six different pattern types as (Figure 6.22);

Type 1 – Point A: The point is selected from close vicinity of Atatürk Square. The pattern is a characteristic example of the pattern of courtyard commercial development. Those districts gained density during 20th century that it reveals a high level of commercial activity and office uses. Those are the most vibrant areas of the walled city. Environmental quality is higher in those districts.

Type 2 - Point B: The point is selected from Arasta Street close to market area called as Bandabulya as a characteristic district of retail streets of the Walled city. The morphology was preserved since 19th century.

Type 3 – Point C: The point is selected from Arabahmet neighborhood close to Armenian Church. The pattern is generally functioned as residential that the main characteristic is the grid layout in addition to front-yard and court yard spatial system.

Type 4 – Point D: The point is selected from the old Cinema district. Scattered and small structures define the streets that the inner parts of the blocks are generally empty or covered by sheds. Those districts have low environmental quality including public uses, vacant large uses, repair sheds, car parks and houses.

Type 5- Point E: The point is selected from Yeniciami quarter that the morphological characteristics of this type of pattern resemble to Type 4. The houses in row defining the street and large open spaces inside the urban block are the characteristic of this type of organic tissue. The main function of Type 5 pattern is residential use including pensions of workers.

Type 6- Point F: The point is selected from Samanbahçe neighborhood as a characteristic and distinct urban pattern with check board plan. The area was vacant and used as a cattle market since 20th century. Afterward, row houses were built on the land as a social housing project.

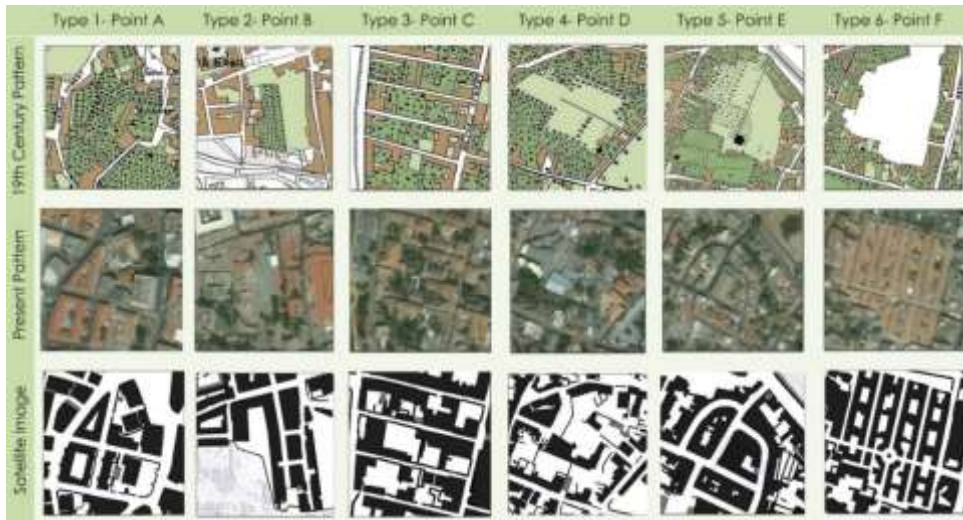


Figure 6.22. Typological Pattern Analysis of the walled city of Lefkoşa (Reproduced from EBI, 2012)

When the urban pattern is investigated in third dimension, the walls of the houses and public buildings are seen as distinct element in the morphology of the city (Figure 6.23). The wall is a widely used morphological element in the walled city of Lefkoşa since 19th century. They provide separation of the properties and sense of privacy that the courtyards and front yards can be hidden by the walls.

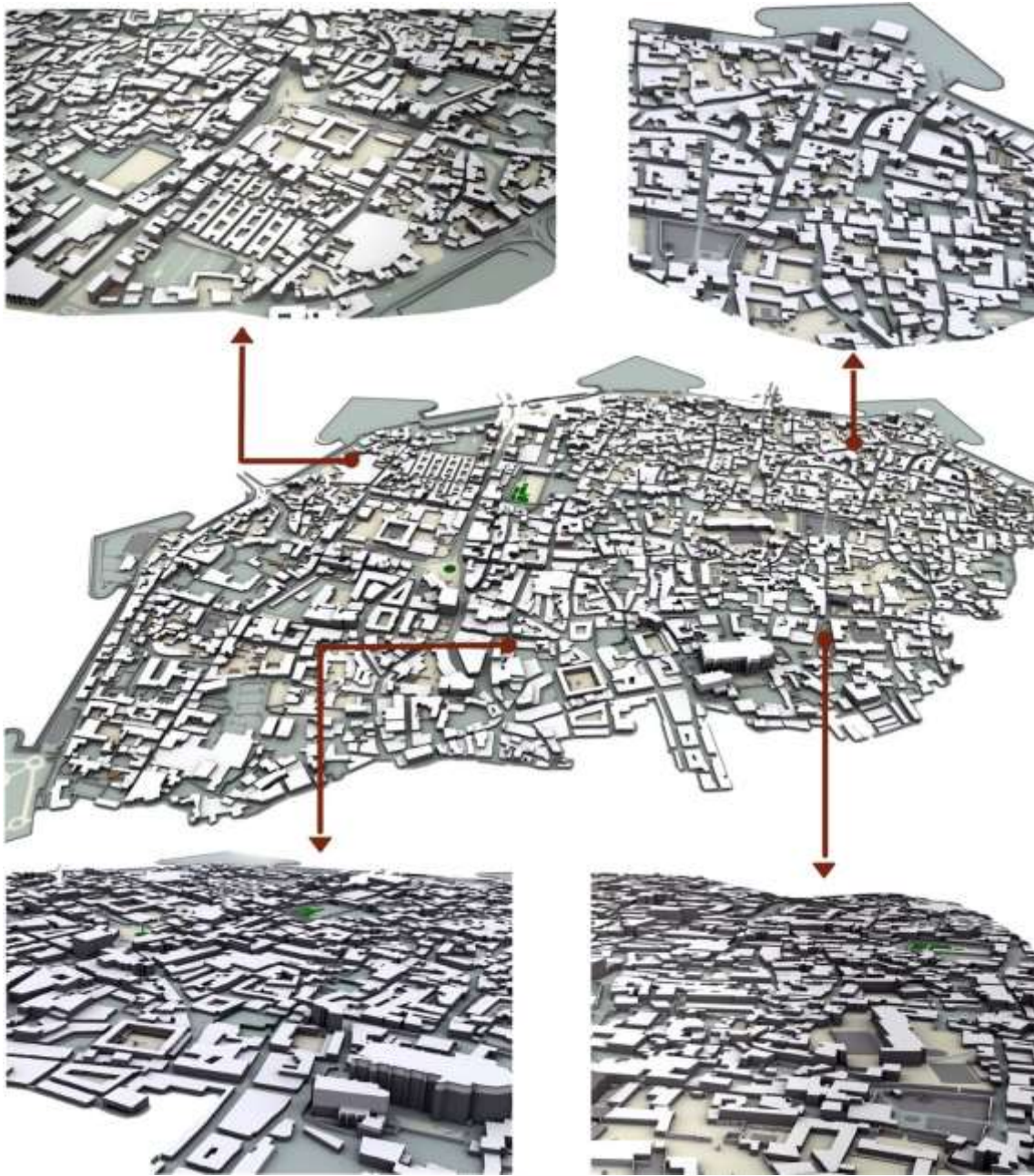


Figure 6.23. Urban Pattern of the Walled City of Lefkoşa in Third Dimension (EBI, 2012)

The Ottoman spatial organization provides spatial hierarchy from private space as house, to semi-private space (courtyard), public space (street). Although the gradual transformation from private to public space is the main characteristic of the urban pattern of Ottoman period, the relationship was altered during British period. The newly built one story row houses opened to street directly during British Period (Figure 6.24).

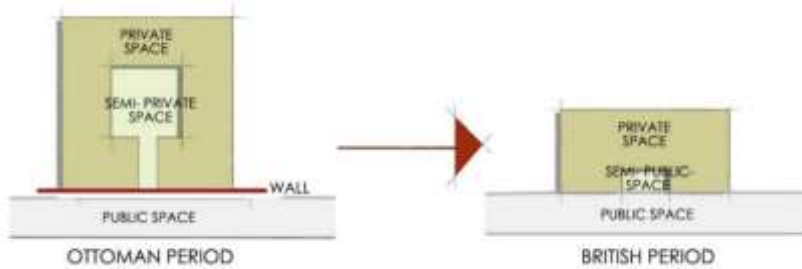


Figure 6.24. Transformation of Spatial Hierarchy from Ottoman Period to British Period (Reproduced from EBI, 2012)

The sense of privacy is provided by recessed entrances which also provides a peculiar architectural value to the walled city. The buffer space between the public and private was transformed to semi-private space or semi-public space by entrance design. The characteristic entrances has been still using in new buildings constructed after 1950s (Figure 6.25).



Figure 6.25. Entrances of Lefkoşa Houses constructed during and after British Period (EBI, 2012)

The other role of the walls in terms of urban design is the sense of enclosure. The walls define the street line and provide an orientation to pedestrians. In some quarters, by illegal constructions and destructions, the continuity of streets, the sense of enclosure and orientation have been lost. The morphology of residential areas in the east and north-east parts of the walled city was destroyed that those areas also suffer from social, economic and environmental depreciation.

6.3.2. Silhouette Analysis

Before the 20th century, the silhouette of Lefkoşa was narrated by many travelers such that the minarets of Agia Sophia Mosque and the fortification walls were told as a distinct elements in terms of their heights in city's silhouette. Today the building heights are generally low in the walled city of Lefkoşa that the average storey of the buildings in the areas is 1, 4 storey (EBİ, 2012). However, in central quarters like Girne Avenue and İplik Pazarı, the human scale was destroyed by construction of multi-storey large buildings. On the other hand, the all tall structures do not affect the silhouette of the city. The height of St Sophia provides a positive value to the silhouette of Lefkoşa. In addition to its architectural and historical value, the structure may be told as a landmark of the walled city. Likewise, the volume and height of the buildings along Girne Avenue define the street and provide enclosure.

However, some tall structures do not provide a positive contribution to the image, character and silhouette of the city. The scattered and multi-storey apartments which are mainly concentrated in Ayyıldız, Yenicami and İplik Pazarı districts negatively affect the silhouette of the city by their inappropriate scale. Saray Hotel has a distinct place in terms of silhouette that it is a well-known accommodation place in the walled city so the structure has a landmark value. However, it's mass and scale do not fits to the surrounding environment and architectural character of the walled city (Figure 6.26.).

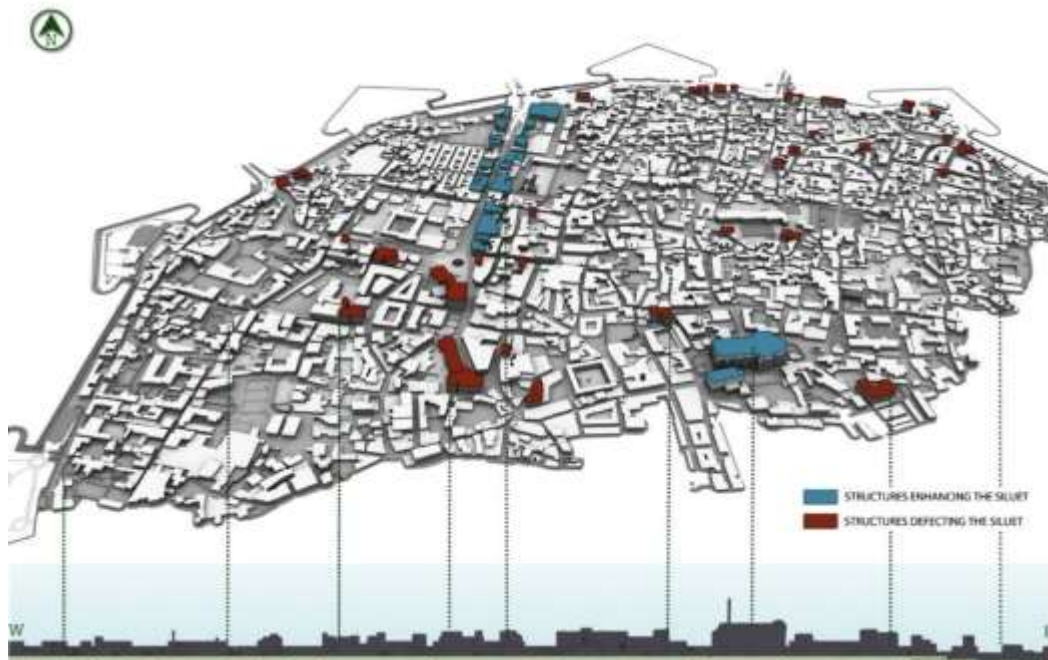


Figure 6.26. Silhouette Analysis of the walled city of Lefkoşa (EBİ, 2012)

6.3.3. Analysis of Open Spaces and Squares

Since historical urban quarters are evolved in time by continuous re-settlement of different civilizations, green elements are generally rare in their dense structure. The green elements and open spaces of the northern part of the walled city of Lefkoşa is also limited especially in central areas like Girne Avenue, Sarayönü, İplik Pazarı and the commercial district around Büyük Khan since those areas were re-transformed after 1980s. Open public green areas are rare that only one large public park is observed in the bastion. The other open green spaces are mainly the gardens of public buildings (Figure 6.27).



Figure 6.27. Urban Greenery and Public Squares of the walled city of Lefkoşa (EBİ, 2012)

There are many spaces providing enough enclosure as a potential for creating small squares. However, only two urban squares can be defined as an urban square at present in the northern Walled City, the nodal square of the Samanbahçe Houses and Atatürk Square. Samanbahçe houses were built incrementally during British Period. The construction period was started at the end of the 19th century and completed in 1955. The area covers about 2000 m² with a pure grid plan and is aimed to serve as social housing. At the center of the area an enclosed and well defined pedestrian square is located.

Although the Fevzi Çakmak (Samanbahçe) square is the most well defined urban square in the walled city, Atatürk (Sarayönü) Square can also be regarded as a well-defined and qualified

urban square. In the center of the Square a historical structure Venetian Column (Dikilitas), which dates back to 16th century is erected. In Figure 6.28. those two main squares are illustrated.



Figure 6.28. Atatürk and Fevzi Cakmak (Samanbahce) Squares

6.3.4. Accessibility and Scenario Value Analysis

In general terms, inner accessibility of the area is low due to the labyrinth like urban pattern of the walled city. In fact, the problem of orientation has been narrated since centuries including the travelers' notes written in middle ages. As a result, in the whole quarter there is a problem of way finding. The type and density of intersections in the network have significant impact on how people move around. Destinations in areas with a well-connected path network are easier to reach, than those in areas with a less connected path network. On the other hand; the nodes and landmarks create focal points in the walled city which ease the way finding and provide pedestrian orientation like Atatürk Square and the front yard of Selimiye Mosque.

On the other hand, the complexity of the street system provides a curiosity for the pedestrian which increases the attraction to experience the quarter. The walled city of Lefkoşa by its narrow and winding streets provides a pedestrian friendly environment. In addition, the highly connected roads, permeable structures and diversity of spaces increase the scenario value and curiosity for the user. However; the sense of being lost follows the sense of curiosity in some areas that in inner residential parts of the northern and eastern parts, the dead ends create a feeling of going nowhere (Figure 6.29).



Figure 6.29. Accessibility and Scenario Value of the Walled City of Lefkoşa

6.3.5. Symbols and Architectural Identity

In the Walled City of Lefkoşa, the urban fabric, fortification walls and bastions, individual structures and monuments have an architectural and symbolic value in terms of identity. However, they are not legally protected by the current legal system of the Turkish Republic of Northern Cyprus. They can be grouped as;

- (i) the corner buildings,
- (ii) facade elements and
- (iii) shared symbols.

Corner Buildings: In addition to characteristic entrances discussed in urban pattern analysis, the corner buildings can be regarded as the other architectural character of the walled city of Lefkoşa. These structures enhance the image of the quarter by creating vistas and nodes. The smooth curving of the corners of the building still exists in the newly built structures that it creates a historical continuity in terms of architectural style (Figure 6.30).



Figure 6.30. Examples of Corner Buildings in the Walled City of Lefkoşa (EBİ, 2012)

Facade Elements: The characteristic building entrances and the corner buildings can be condemned to be important elements creating the identity of the buildings in the walled city of Lefkoşa including the old structures and the newly built ones. In a more detailed perspective, the oriels as the characteristic facade element of the Ottoman architecture provide character, identity and diversity in facades as well as definition of the street line. Although the oriels are more common in traditional houses of 19th and early 20th centuries, they can also be observed by simpler styles in new buildings in different neighborhoods. The other distinct frontal elements are the doors and windows in the walled city which are generally built during the British period as one storey houses. They repeat in majority of the streets having residential character. The facade of those buildings express an architectural identity with rectangular niches and decorative elements at the top of the opening (Figure 6.31).



Figure 6.31. The characteristic façade details in the walled city of Lefkoşa

Shared Symbols: The architectural identity of the walled city of Lefkoşa is also embedded in the small details which has been vanishing by deformation of the old structures. Furthermore, those details do not repeat in new buildings. The architectural symbols disclosing character and identity are the ornaments on the niches and the door kickers. There occur different types of ornaments on the niches of mainly doors and sometimes windows. The ornamentation tradition can be seen till the buildings built in 1930s. There exist limited number of structures from Lusignan and Venetian period that the ornamentation and figures were under the influence of

Gothic and Renaissance styles respectively. In later periods including the Ottoman and early British period, different shapes of stars can be observed on the door niches. In addition to decoration, they aimed to bring prolificacy to house. Moreover, the moon and star element and geometrical figures were also used during those periods. By late 19th century, engraving the built year of the building on metal niches above the door became a tradition (Figure 6.32).



Figure 6.32. Ornaments and Engravings on Door and Window Niches in the Walled City of Lefkoşa (EBİ, 2012)

The other distinct architectural symbol observed in the walled city is the design of door knockers. They are condemned to be symbols accentuating the socio-economic status of the household. Similar to ornaments of door niches the door knockers aim to invoke the good luck and to banish the evil from the house. In addition to simple geometric figures, hand-shaped door-kickers are also widespread in the walled city. The hand figured door kicker is a symbol produced by Mediterranean culture. It is narrated by Christians as the hand of Virgin Mary, and told by Muslims as the hand of Mother Fatima which brings prolificacy to house. Similarly, the head of Medusa is a prolificacy symbol shared by different cultures throughout the Europe that it's extend is not limited to Mediterranean region. However, the Medusa wall kickers are rarer than the hand figure in the walled city of Lefkoşa (Figure 6.33).



Figure 6.33. The Door Kickers as shared symbols (EBİ, 2012)

6.4. Urban Design Elements

In term of the analysis of urban design elements of the walled city of Lefkoşa; the gates, vistas, main paths and distinct urban grains are observed in the whole quarter. Since the quarter has

strong edge elements of walls which are the green line and fortifications, gates are important urban design elements affect the accessibility of the whole quarter. However, except the Girne Gate the legibility and the use of other gates are observed to be low due to lack of orientation and definition by structures and uses. The most distinct gate with its street, open space and landmark is observed as the Girne Gate. The Lokmacı Gate has also a well-known symbolic value by providing access between the segregated parts of the walled city which are the north and the south. However, due to insufficiency of the spatial definition, the gate cannot be easily perceived.

There is an inadequacy in terms of well-defined and actively used public open spaces in the walled city of Lefkoşa that only two squares can be observed as a legible well defined square as the Atatürk and Samanbahçe Square. Moreover, except the urban park in the bastion, there is not an open green area in the walled city. Nonetheless, there exist some potential open spaces embedded in the urban fabric of the walled city. Moreover, courtyards in the area also provide a potential to use as small squares and attraction points by active uses.

Although the organic pattern is the major character of the urban grain of the walled city, some distinct urban patterns can be also observed in the walled city of Lefkoşa in residential quarters in eastern part and Samanbahçe in the middle-west. The urban pattern also creates urban paths that generally the buildings or their walls define the street line. However, in some parts the feeling of continuity and solidity is being lost that “the sense of being lost” is occurred (Figure 6.34).

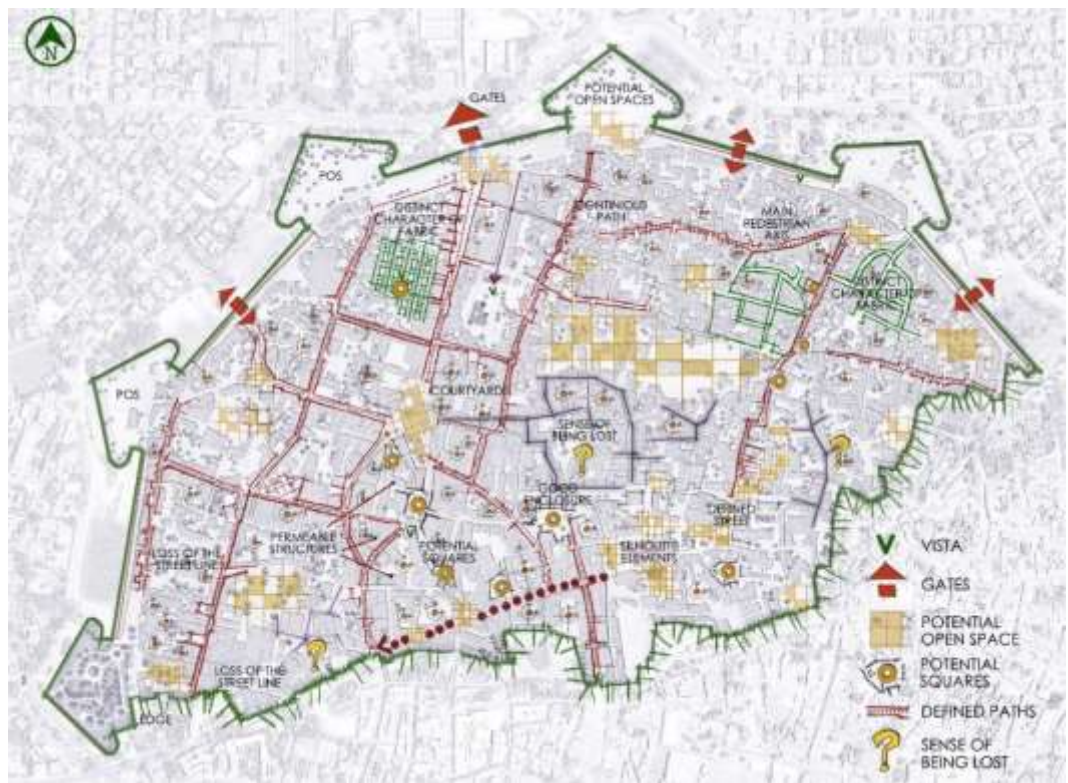


Figure 6.34. Urban design Analysis of the Walled City of Lefkoşa

6.4. Conclusion and Comments

In this chapter, in order to evaluate to present morphological pattern and urban design elements of the walled city of Lefkoşa and determination of missed factors to be discussed in further comments in the conclusion part, the morphological evaluation of the city by considering the walls and the existing urban design values were analyzed. It is observed from the morphological evaluation of the city walls that two walls had a direct impact on the morphology of the city.

The first one is the fortification walls constructed during the Venetian period. The walls define the frame of the city as a unified circle. The walls of previous periods do not exist and do not provide a contribution to current morphology of the quarter. The walled city of Lefkoşa can be categorized as a mixed pattern walled city which is described in Chapter IV. While some parts have a grid pattern, the majority of the walled city has an organic character of tissue. The major periods having a direct influence in urban morphology are observed as the Ottoman period and the British periods.

In addition; the green line which appeared with the division of the whole city including the walled city affected the morphology of the city. The main commercial quarter of the city stayed in the buffer zone. As a result, the central activity shifted to north in Turkish sector and to the south in the Greek sector. The wall of Green line has a stronger edge influence than the fortification walls since its permeability is lower. The Lokmacı Gate which provides access from north to south are close to Turkish citizens. Furthermore; the location of the gate is not legible. The summary of the morphological development of Lefkoşa can be observed from Figure 6.35.

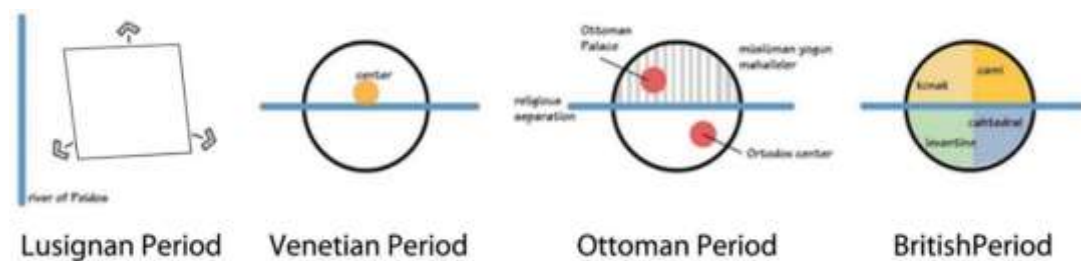


Figure 6.35. Evolution of Fortification Walls and the City of Nicosia (Reproduced from EBI, 2011)

When the urban design analyses are evaluated it is observed that the walled city has characteristic and diverse urban patterns. The vertical rhythm or the narrated silhouette of the city is mainly preserved except some newly building structures. In terms of squares and open spaces; there exist an insufficiency in number and quality except the small square of Samanbahçe houses and Atatürk Square which is also dominated by motorized traffic. The urban design values of Lefkosa are also embedded in the structures that the figures of door-knockers, entrances, vista of corner buildings, facade quality of windows, courtyards, walls and doors can be evaluated as identity values of Lefkosa in terms of architecture and design. However; the

control of change cannot be sustained in the area that the values are under the threat of demolition or destruction. The urban design values emerge in Lefkoşa is discussed in Table 6.1. which is produced via research findings and final criteria scheme in Chapter III.

Table 6.1. Summary of Urban Design Elements in the Walled City of Lefkoşa

OPEN SPACES AND SQUARES	Although there are appropriate open spaces which can be designed as attractive public spaces, they do not used and designed properly
VISTA & VIEWS	The labyrinth like urban tissue prevents strong visually connected paths. However; key buildings having providing vista and landmark value exist in the quarter
SITING	A harmonious integration occurs between blocks that at the same time the urban grain reveals a great variety. The proximity of the structures creates a harmony between spaces and masses.
HEIGHTS & MASSING	The heights and massing is appropriate for the character of the quarter except some large and tall new buildings.
SPATIAL CONTRASTS	There is a variety of different spatial characters including urban pattern and structural character of the buildings.
SCALE AND PROPORTION	In general context, human scale is preserved in the walled city.
ARCHITECTURAL STYLE, MOTIFS & THEMES	There exists characteristic decorative elements and symbols located on the doors and windows in the area. In addition the entrances provide a distinct architectural value in many residential units as a site-coherent character.
VISUAL INTENSITY OF DETAIL	The details having an identity value has been diminishing and could not be replaced by new symbols or motives.
LEGIBILITY	Although, the legibility of the area has been decreased in the last century, image values still exist in the walled city.
VERTICAL ORGANIZATION / RHYTHM	In commercial areas, the diversity in different floors of the buildings can be visualized as more active uses in ground floor and less attractive character in upper floors.
HORIZONTAL ORGANIZATION / RHYTHM	In many streets, the street line can be followed through the structures and walls that there exist sufficient proximity and continuity. However; in some inner quarters the feeling of being occurs and orientation is lost.
DIVERSITY	The diversity in terms of uses and facade organization is high in more used areas. However; the greater diversity decreases the legibility of the area. In inner residential districts the level of diversity is appropriate.
QUALITY OF PUBLIC REALM	In terms of style and materials unity can be rarely observed in the walled city except the Arabahmet district and the vicinity of Arasta.

There are attempts to solve the urban decline in the quarter which positively contributed to the attraction and image of the area. The Development Plans prepared by United Nations in 1984, 1985 and 2005 draws a comprehensive approach including funding schemes and urban design plot projects. Some projects could be implemented; however; they provided only partial and physical solutions. The main policies of the plan have similarities with United Nation's plan

scenarios of non-unified walled city. Although it has direct policies for the revitalization of the walled city, the general frame of the plan do not encounter with the reasons of decline. Firstly, the plan offers further urban sprawl by enlarging the development areas. Secondly, it offers concentration of uses in CBD including production and public services rather than supporting mix-use.

Although, the NMP Plan prepared in 2005 proposes plot-project schemes, the urban design attempts exist in 1985 plan. Six main schemes can be observed in the plan report for the northern part of the walled city of Lefkoşa. They are proposed for Arabahmet District, Selimiye Quarter, Kyrenia Gate, Atatürk Square, Mula Bastion and Khans. The projects offer infill design, rehabilitation of facade and silhouette and landscape design. The projects did not utilized. In Arabahmet Quarter, library, hotel, museum, folk art center and kindergarten are proposed to increase attraction of the quarter and community coherence. Similarly in Selimiye quarter, additional cultural facilities are proposed in addition to the landscape design and rehabilitation of the square. Furthermore, around Kyrenia Gate, Atatürk Square and Khans, rehabilitation of squares, streets are utilized. As an open green area, the Mula Bastion was also designed as a cultural node including theatre and cafeteria (Figure 6.36.).

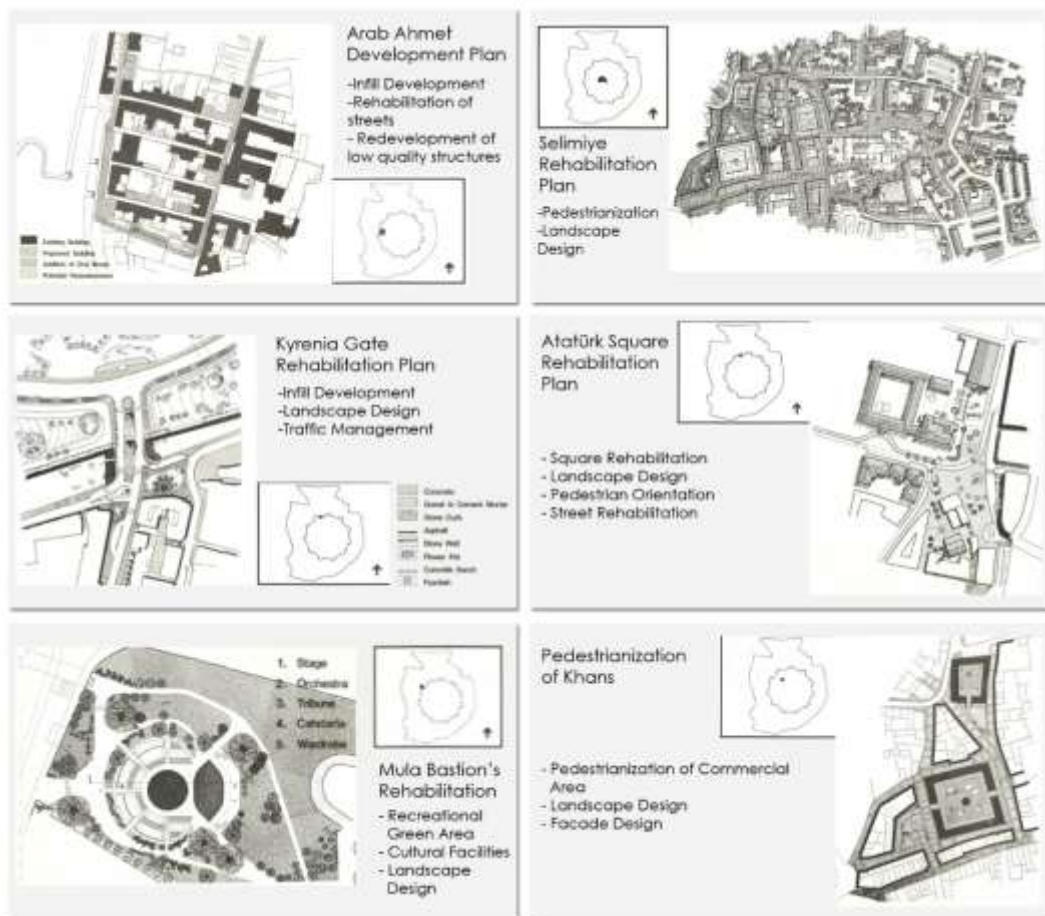


Figure 6.36. Urban Design Plot Projects Proposed in 1985 NMP Plan

From the research findings a conceptual scheme of urban design tools is constructed to put further argument to the ninth research questions and to hypothesis of the study that “*Urban decline in Lefkosa can be decelerated or prevented by urban design tools*”. Since two main focus of the study is investigating urban decline in a “part and whole” relationship by considering the integrated relation of “social and physical space” further comments are described in macro-scale arguments in city scale and micro-scale arguments in area scale. It can be argued that urban design may not be regarded as a cure for urban problems having social and economic roots like urban decline. However; as observed from the literature review including the world examples, urban design can put a positive contribution in terms of preventing or decelerating urban decline.

The first issue of comments is about the possibility of the unification of two sectors of the city and disappearance of the Green Line. The studies and plans of United Nations propose design schemes both for the unification and segregation. Both in terms of considering the integration issue in case of unification and to increase present attractiveness of the areas close to Green Line, design of a free-trade area can be perused for the walled city. The existing commercial areas close to Green Line like the Arasta Street and its vicinity or the quarter of Bandabulya can be evaluated in terms of such a design issue. Furthermore, design of open spaces and public uses close to Green-Line can provide a similar positive contribution to present pattern and a unified future pattern. In Figure 6.37. conceptual urban design plan for Armenşan church and its close vicinity is presented. The area is close to Green Line.



Figure 6.37. Design Scheme of Public Open Space around Armenian Church close to Buffer Zone

As a macro-scale perspective, preparing a master plan like observed in Valetta and Bruges may intervene in urban decline from the macro-perspective of planning of urban design. Controlling and discouraging urban sprawl can be regarded as the first suggestion of such a

scheme. Furthermore, re-creation relationships between the shifted center of the city and the walled historical center can be the other issue. The concentration of inappropriate uses in certain districts which is the strategy of Capital City Lefkosa Development Plan can further abundance in the area so the revitalization and re-functioning those uses can be discussed as an alternative approach by appropriate design schemes.

Furthermore, it is observed from the report of EBI (2012) that like the inconsistencies of the determination of the population of the existing area, there is a deficiency in listing of valuable buildings as well as prevention of construction. Although, there are renovations in the legal frame of conservation of cultural heritage, a problem in recording and controlling both the listed buildings and the architecturally valuable buildings in the quarter occur. As observed in the Lahore case, a management plan, design guide or a comprehensive conservation plan can be prepared by focusing interest on listed or valuable buildings and architectural identity. Furthermore, a committee can be employed to monitor the implementations on site.

The other issue to be discussed is about determining priority in terms of renovation. As observed from world examples and literature review; renovation of some plot-project areas potentially having a public realm and the revitalization of some paths which has a potential to attract people and qualified uses can contribute to the image of the quarter. In addition; without a serious burden of finance to state, further investment for renovation can be attracted. As observed in the Valetta, the walled city of Lefkoşa suffers from over-crowded in daily hours and discharge at nights. Thus, the creation of public realm and attractive places can contribute to make the quarter a 24 hour lived place. In Figure 6.38., a conceptual sketch for Yenicami District is presented which aims to transform an open vacant land into a public square.

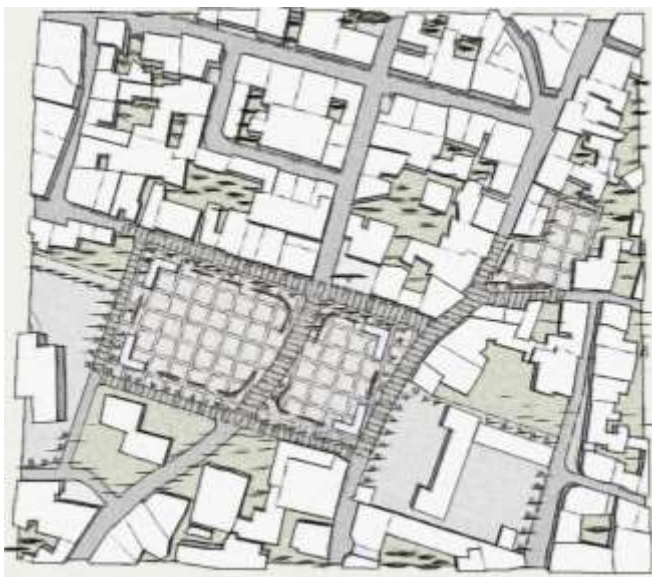


Figure 6.38. Plot Project Area Design around Yenicami

To sustain attractiveness and 24 hour of living the other element can be suggested is increase the accessibility and ease of movement both inside the walled city and the outside relations. Firstly, as observed by urban design analysis the legibility problem of the gates and inner neighborhood quarters can be solved by appropriate urban design schemes providing orientation. Furthermore, as discussed in chapter III and the world examples described in chapter IV, traffic calming measurements can be obtained. As observed from world examples such as Bruges, the parking of cars in the area can be organized. Furthermore, as observed from Valetta case, public transport facilities having positive image values can be exercised in the quarter. In Figure 6.39. Street Design Sketch of Girne Street including Traffic calming measures is presented that the main aim is to attract pedestrian attraction and orientation.

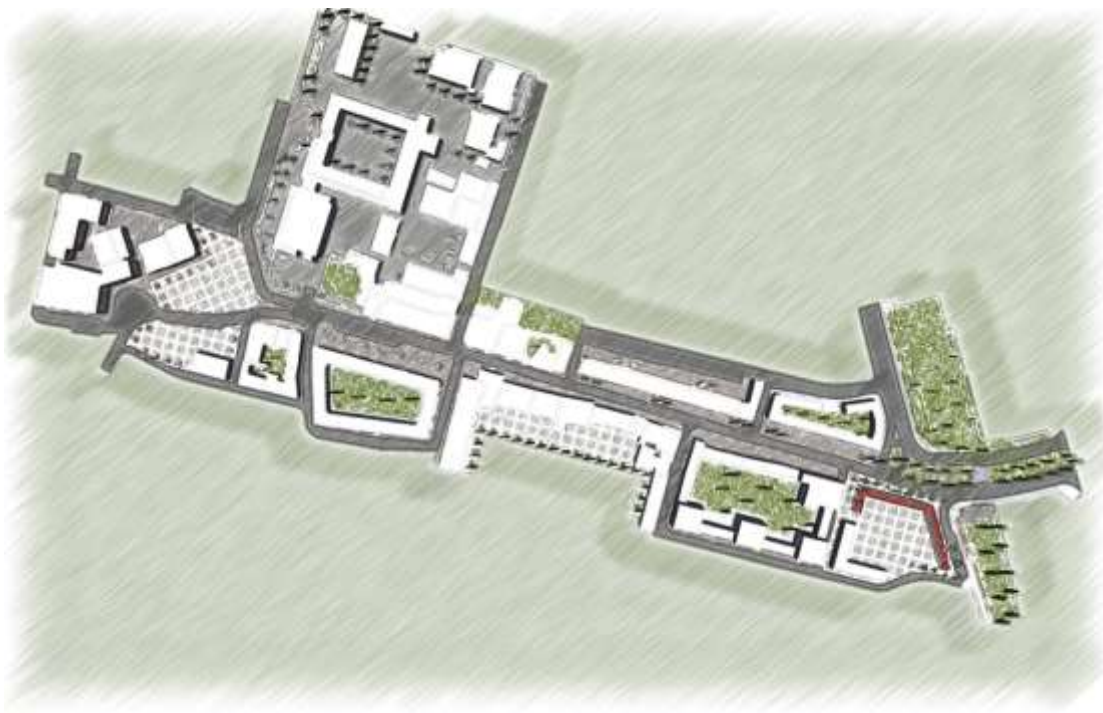


Figure 6.39. Design Scheme from Kyrenia Gate to Atatürk Square

Due to strong edge elements of walls and the character of the organic urban pattern, there do not exist many changes for design of public open spaces. However; the open spaces embedded in urban tissue can be benefited as urban squares. In addition; the moat and fortifications can also be designed as a large open system by small interventions. The fortification walls can be also used as a pedestrian path which is observed in Chester. Such a design proposal can also provide touristic attraction and also it can increase the integration of the walled city with its surrounding. By Figure 6.40 a three dimensional sketch proposal for the revitalization of green areas in and around the fortification walls is presented.



Figure 6.40. Hypothetical Design Sketch of Walls and Bastions

By the analysis of Chapter V and Chapter VI, the most serious features of urban decline and weakest urban design values are observed in the inner quarters of the northern and eastern residential areas. By creating well designed community centers with an integrated public space, those areas can achieve interest. Furthermore, the inhabitant can benefit from the facilities and services of such centers.

The other issue can be obtained from world examples is arrangement of an aesthetic committee. In the walled city of Lefkosa, inappropriate uses, illegal additions or unauthorized construction can be regarded as a common problem. The control of change can be sustained through a design guide and by a committee in the area. Furthermore, the committee can prevent the destruction of present urban design values of the walled city which can be defines as; renovated structures and squares, silhouette, urban fabric and architectural identity. Lastly, as observed in Lahore example the social activities, celebrations and festivals can put a positive contribution to the image of the quarter.

In sum, the general urban design proposals to intervene in the urban decline of the walled city of Lefkoşa can be summarized as (Figure 6.41);

- (i) Preservation and further rehabilitation of existing attraction areas such as Samanbahçe, Bandabulya and Selimiye Districts,
- (ii) Creation of new urban design areas by enhancing cultural facilities and public uses in key areas such as main paths and areas close to buffer zone,
- (iii) Design of walls and moat as an active open green system providing circulation where possible,
- (iv) Renovation of means of communication as streets and squares,
- (v) Design of existing gates by providing orientation and sense of continuity,

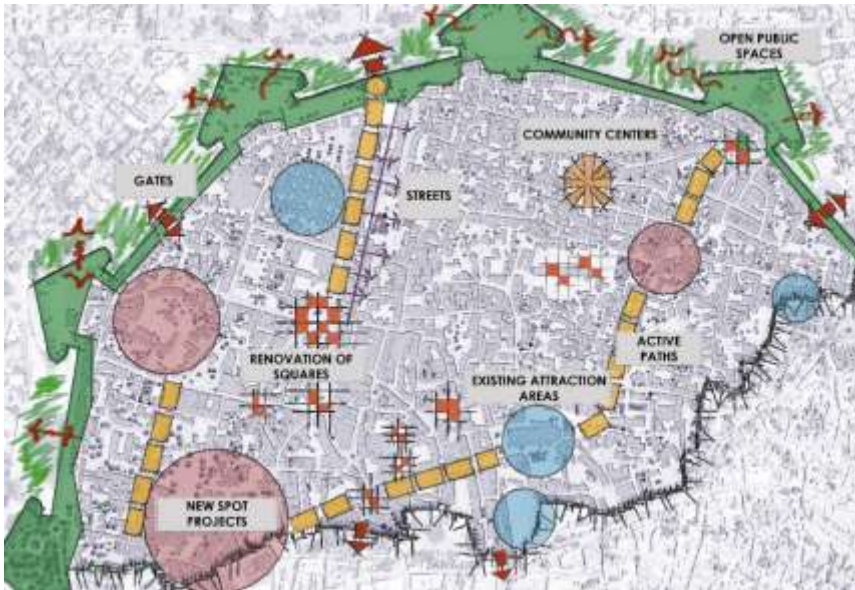


Figure 6.41. Schematic Expression of Urban Design Proposals of the Walled City of Lefkoşa

From world examples, the expected outcomes of urban design schemes in the walled city of Lefkoşa can be summarized as;

- (i) Increased touristic attraction and investment,
- (ii) Increased public solidity by cultural activities and public spaces,
- (iii) Enhance the image,
- (iv) Further renovation of inner residential areas by positive returns.

CHAPTER 7

Conclusion

Cities are subject to changes and fluctuations through time with respect to changes in political, social and environmental processes at regional, national and international levels. However; by different forces some quarters has been loose in a more dramatic way which can be called urban decline and decay. In this study the urban decline phenomenon is explored in fragile areas of historical urban quarters and walled cities. Historical urban quarters are important elements of cities which provide sense of belonging, character and attraction to the city and its region.

Due to increased specialization in the disciplines studying cities and built environments, a tendency of focusing one side of the urban phenomenon like the social side, physical side and political side was an observed attitude. However; in recent decades there has been an integrating understanding in analyzing and planning of urban issues including the economic side, political side, conservation side and design side. In terms of constructing a broader perspective the studies of Alexander R. Cuthbert (2006) as “The Form of Cities: Political Economy and Urban Design” and the study of Ali Madanipour (1996) which is “Design of Urban Space: An Inquiry into Socio-Spatial Process” influenced my research topic in terms of investigating the social and political forces both in analysis and in urban design aspects of planning.

The main aim of the study is to explore urban decline in historical urban quarters including physical, social and economic aspects by an integrated point of view. The scheme of relations in terms of urban decline can be observed in Figure 7.1. . It is figured out that the deterioration of physical and social fabric both stimulates themselves and creates urban decline. Since the integration of social policy and urban design in old inner-city quarters is a new issue in urban planning, the research findings, literature review and data collection will be valuable for related disciplines in terms of further studies and for synthesizing different emphasize points of urban planning. Furthermore, the peculiarity of the case study may also a

potential input study for further studies on Lefkoşa and on the issues of divided cities, historical urban quarters and regeneration of walled cities.

Urban decline is a process emerged through a span of time so the synthesis of the studies conducted in different periods is needed during the study. In data collection and case related literature research, a multi-method approach was employed including reports, books, articles, researches, formal studies, articles appearing in the media and websites. Historical maps, bibliographies and pieces of literature are also used for achieving data from earlier periods. Since 1984, the walled city of Lefkosa has been analyzed and investigated by development plans, research studies and academic studies. However; the data and findings were limited to their time and limited by peculiarity of the studies. In this thesis, the data related to research topic is also gathered and compared that the scale of change of the walled city of Lefkoşa can be synthesized and observed.

Related to aim of the study and preliminary literature research, the hypothesis the thesis was determined as, “*Urban decline in Lefkoşa can be solved or prevented by urban design tools*” To test the hypothesis the questions intended to be answered in the study were:

1. What are reasons and features of urban decline and more specific of historical urban quarters?
2. What are solutions and interventions to urban decline and more specific to historical urban quarters?
3. What is the role of urban design in emergence and intervention to urban decline and peculiarly in historical urban quarters?
4. What are the effects of walls in decline and design of cities?
5. What are the world examples and interventions tools?
6. What is the scope and features of urban decline in the walled city of Lefkoşa?
7. How the two walls of Lefkoşa affects the social and physical space?
8. What are the features of decline emerge in the walled city of Lefkoşa?
9. What are the urban design and morphological elements exist in Lefkoşa which of them can be handled as intervention tools to urban decline?

The research and analysis were conducted by narrowing down to topic from broader perspective to specific in order to understand the concepts and main point of views, as well as to concentrate on the main research question of the study. To answer the main question and related sub-questions, the research questions are investigated in five chapters. The second chapter of the study is firstly elaborates the concept of urban decline, its descriptions by different perspectives and main forces driving it including the role of modernist planning and

design by literature research. Then by narrowing down the topic, the content, driving forces and features of urban decline in historical urban quarters is investigated. By the research findings of Chapter II, the first research question is answered. Furthermore, the basic scheme of urban decline analysis for evaluating decline in the walled city of Lefkoşa is adopted.

In the second chapter of study, firstly the types and approaches to intervene in urban decline is investigated in a broader context. Then by narrowing down to topic tools of revitalization of declined historical urban quarters are investigated by literature research. Under the light of findings the second and third research questions were answered. In addition the findings provided a point of view in evaluating the planning process of Lefkoşa. Furthermore, a synthesis of design criteria scheme was also used in the evaluation of urban design values exist in the walled city of Lefkoşa.

Since the walls are characteristic elements of the walled city, to prevent from generalization the research was narrowed down to walled cities in two sub categories in the fourth chapter of the study. Firstly, the element of wall as a divider element is investigated. Accordingly, the cities having divider walls were analyzed in terms of the main urban design issues and revitalization schemes. Then the concept of unifier walls and their impact on urban morphology is evaluated. Then, the historical cities or quarters having fortification walls are analyzed in terms of urban design and revitalization issues. Thus, a comprehensive scheme and answer of the fourth research question is observed in terms of the effect of walls in terms to morphology and decline. Furthermore, from the world examples, the issues of urban design and revitalization approaches are observed to evaluate possible approaches and relativity of the current planning incentives of the walled city Lefkoşa. In addition, the fifth research question is answered by investigation of urban decline and revitalization schemes of the world examples.

In the fifth chapter, from the research findings of the preliminary chapters the scope and content of urban decline in the walled city of Lefkoşa was analyzed. The findings of Chapter II are used to understand the decline process of the walled city of Lefkoşa in macro scale (general factors) and micro-scale (area-based factors). By the findings gathered from, literature research and evaluation of plan reports and analysis prepared for the walled city, the research sixth research question is answered. Furthermore, from chapter V, the main problems of the walled city is acquired which constructed the basis of further comments.

In the sixth chapter of the study, the urban design values exist in the walled city of Lefkoşa is investigated. Firstly, by referring to the findings of chapter IV, the evaluation of the city walls and their contribution to the morphology of the city is investigated. Then the urban design features of the walled city of Lefkosa has been analyzed in order to construct a discussion base for the definition of a design scheme for the case study area. In order to analyze the urban design and morphological profile of the quarter; urban pattern, silhouette, open spaces, squares, accessibility, scenario value and architectural symbols of the city are

analyzed. At the end of the chapter an urban design analysis synthesis is prepared by the influence of input criteria gained from the literature review of Chapter III. By the sixth chapter of the study, the seventh, eighth and ninth research questions are answered.

Although, this study covers the northern sector of the walled city of Lefkoşa the city grew and functioned as a whole till mid-20th century. Thus; a comprehensive study which also covers the Greek sector could be investigated. However; access to the Greek sector of the walled city is prohibited to Turkish citizens. Furthermore; a sufficient data covering the Greek sector cannot be obtained by literature research. Thus; as the main limitation of the study, the thesis only covered the northern sector of the walled city of Lefkoşa. Furthermore, since the population data obtained from literature survey and plan reports have inconsistencies, the decline trend of population could not be totally observed. However; by surveys achieved from United Nations Development Plan in 2000 and from the Development Project of EBİ in 2012; the trends in population profile could be observed.



Figure 7.1. The Social and Physical Side of Urban Decline

From this research it is observed that although the driving forces of urban decline can vary, the features and results are generally has a similar profile. Since the literature studies on driving forces of urban decline are mainly focusing on the trends of large metropolitan cities of developed countries, the study may also be beneficial for constructing a different point of view of the factors of urban decline. The case study area, the walled city of Lefkoşa, is the last divided capital of the world. In addition to divided wall of Lefkoşa, the historical city is also surrounded by historical fortification walls. Thus; firstly, the study can provide information on the effect of ‘wall’ in cities. The study can also contribute to investigate urban design and urban regeneration in contested and enclosed areas.

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