AN ANALYTICAL APPROACH TO SEMI-PRIVATE AND SEMI-PUBLIC SPACES WITHIN THE CONTEXT OF URBAN HOUSING PATTERN

By

Elif Yeşim ÖZGEN

A Dissertation Submitted to the

Graduate School in Partial Fulfilment of The

Requirements for the Degree of

DOCTOR OF PHILOSOPHY

Department: Architecture
Major: Architecture

Izmir Instıtute Of Technology
Izmir, Turkey

September, 2002

ABSTRACT

This study aims at understanding the changing public private relations in housing environments designed and produced after 80's as a consequence of redefined context of 20th century life style and housing models. The study also aims to examine and display the transactions of the modernization processes in Turkey. Especially the mass housing settlements, in İzmir are chosen as study areas. The study evaluates the quantitative and qualitative properties of the settlement areas in which masss produced housing units are used repeatedly and monotonously.

The 'garden city' and 'satellite city', which are accepted as the 20th century modern settlement models are surveyed, and their spatial transformations are analyzed. In this framework, the reflections of urban spatial transformation in Europe and Turkey are evaluated whitin the context of city of Izmir. Especially, the presence of semi-private areas, which hold the opportunity, and the spatial potentials of socialization such as gathering, collecting, intersecting, confronting, are surveyed within five different mass housing site examples in Izmir. From the 'private space', which is the basic 'housing unit' to ' public space', levels of the spatial hierarcy, (which is the subject of social psychology), meant to be put forward. The transition spaces, which are semi-private and semi-public, are argued as to whether they constitute criteria in contemporary design applications. Such a concern is evaluated by comparative analysis. The study suggests to create a qualitative contribution for futher designs of quantitatively designed mass housing environments.

Key words: modern settlement models, housing spatial transformation, housing pattern/hiyerarchy (public, semi-public, semi-private and public spaces), privacy concept in housing, spatial quality.

ÖZ

Bu çalışma, 20.yüzyıl endüstrileşme ve modernleşme dönemi kapsamında, yeniden tariflenen yaşantının yerleşmelere ve konut birim ölçeğine yansıması sonucunda meydana gelen mekansal örüntüyü, ve bu bağlamda, Türkiye'deki modernleşme hareketleri kapsamındaki etkileşimleri ortaya koymayı hedeflemektedir. Özellikle 1980 sonrası Türkiye'de yapımı hızlanan toplu konut yerleşim modelleri ise araştırma alanı olarak seçilmiştir. Bu yerleşim modellerinde birer kalıp gibi tekrar edilen konut tipolojilerinin kalitetif ve kantitatif konfor ve hizmet sınırlarının sorgulanması hedeflenmiştir.

20.yüzyıl modern yerleşme modelleri olarak kabul edilen "bahçe şehir" ve "satelitte şehir" kuramları kapsamında, yerleşimler incelenmiş ve mekansal dönüşüm ortaya konmuştur. Bu çerçevede, avrupa ve türkiye'deki mekansal dönüşümün kentsel ölçekteki izleri, İzmir kenti kapsamında sorgulanmıştır. Özellikle, konut birimlerinin bir araya geldiği toplanma, birikme, kesişme, karşılaşma mekanları olarak tanımlanan ve sosyalleşmenin mekansal potansiyellerini barındıran yarı kamusal mekanların varlığı Izmir toplu alanlarından seçilen beş örnek üzerinde sorgulanmıştır."Konut birim" olarak tariflenen özel alandan, kamusal alana geçişte, sosyal psiikolojinin de araştırma konusu olan mekansal hiyerarşinin varlığı, ortaya konulmaya çalışılmıştır.Geçiş mekanları olan, yarı-özel ve yarı-kamusal alanların, günümüz tasarımlarında bir kriter olup olmadığı, karşılaştırmalı bir analizle ortaya konmaya çalışılmıştır.

Çalışma, nicelik olarak hızla üreyen toplu konut tasarımları için nitelik yönünden bir katkı sağlamayı dilemektedir.

Anahtar sözcükler: modern yerleşme modelleri, konut mekansal dönüşümü, konut mekansal örüntüsü/hiyerarşisi (kamusal,yarı-kamusal,yarı-özel,özel alan), mahremiyet kavramı.

TABLE OF CONTENTS

LIST OF FIGURES

CHAPTER I

INTRODUCTION

1.1. DEFINITION AND AIM OF THE STUDY

The process of modernity, which is rooted and developed in the Western world, mainly in Europe, accompanied with the realization of industrilazation, has become a universal project that changed and transformed the economical and institutional structure of Ottoman Empire starting form 1840's. Thus, the 'modernization' and so called 'westernization' project which started off by the establishment of Turkish Republic in the second half of ninteenth century and found chances of wholistic practices and applications is actually a transformational project which consitituted major changes and developments in urban environments and of urban housing designs and approaches. The processes of modernization, in universal means, have three major effects on settlements and on building regulations.

- The first major effect of westernization or modernization project is the construction of new building complexes[1] that respond to the new institutional structure and the public life that is proposed by the so-called 'new' modern world. This, in the mean time, stands for re-definition of public and private relationships. Within the modern living conditions, the private and public spaces are re-defined by the new ownership relationships. Along with the concept of 'zoning'[2] that shapes the twentieth century urban spatial organization in general, public places and private places or spaces has diversified from the whole of urban structure and refined within this new spatial order. The settlement model, which

1 Here the distinction of public and private, does not mean ownership rights and tassarruf rights, rather is it stands for the organization of life and and space use. Therefore, even, the spaces like, factories, offices, shops, are qwned by the private sector, they are actually part of the 'publc sphere', because, such spaces, by definition, may exist and be functional only when used by the public.

2 The dinstinction and grouping of the urban areas with regard to their common function and use. In zoning, where the control and yönlendirme is provided legally, the density of use on the area determines the height, form, location of the building.(Dictionary of Urban Planning Terminology, 1989).

started off with 'garden city'[3] and transformed into the 'satelite city'[4] model had caused the redefinition of public and private areas.

- Second of the transitions is the construction of a circulation network – such as roads, the urban transportation systems, various infra-structures which provides the transportaion of people and the vehicles, the sewage, water and electricity as well as information and knowledge in order and without any disturbance. The distribution of such a technical system to the structure and consequently to the spatial organization of city means a conversion of the urban structure. This means the re-shaping of the urban pattern, which once was designed according to the pedestrian network. The street pattern, spatial hierarchy (private, semi-private and the public relations) the housing pattern relation was all formed by the pedestrian scale. Within the change of transformation system, which is based on the pedestrian system transformed to "highway system", the scales and patterns are eventually transformed. This is a new design concept for settlement and housing unit scale.

- The third effect is the tendency for production of dwelling for the anonymous user, which is a fundamental transformation of production system and design criteria, which essentially changed the ontology ofdwelling. The unit of housing scale whose user is defined had started to be mass-produced for an average modern man. As the scale and production style has developed, the housing unit and the new ways of modeling in their coming together have started to be developed.

When those above mentioned effects are taken into consideration, as in the cases of modernizing socities where the growth of population is one of a basic problem,

3 Garden City: an urban settlement model which is planned for a limited population, providing work areas and principally providing the occasion of easy and short access to work places and to greenery. The settlement is surrounded by a green band as a precaution for undesired enlargement. In the mean time providing a easy acess to the greenary for the occupants. The growth of the population is controlled by means of founding new garden cities (Dictionary of Urban Planning Terminology, 1989).

4 satellite town: an urban settlement which is related to but is physically independent from the main city.Such a settlement may be a dormitory town as well. A dormitory town may be a settlement where the dwellers of the site use the area only for sleeping whose work places are located in the main city; or else be a semi- independent settlement which provides work places and is nearly an attraction point for the city dwellers as well (Dictionary of Urban Planning Terminology, 1989).

there exist various new approaches in housing typology that respond to demands of different social groups in different periods of time in Turkey as well. However, Turkey, confronting with industrial revolution later than the Developed Countries, tended to find solutions to problems of housing by models imported from West. Such models have carried new kinds problems related to their local context. Thus, **this thesis mainly focuses on the settlement and housing models imported from West along with the local solutions developed during modernization process in Turkey. Charactheristics of the new spatial pattern for housing environments proposed by the modern housing concept are already mentioned above as the three basic transformations. Those transformations are basically the redefiniton of public and private spheres and their spatial reflections. Thus, this thesis, emphasing basicly on the private and public area relationships, proposes a multi-dimensional reading in order to understand the spatial organization and use of housing. Such an understanding aims to define and measure the spatial quality of the existing housing stock and will provide and illuminate the new housing projects.**

Briefly this doctoral thesis emphasizes:

- The analysis of spatial transformation of housing, with regard to time and space in the context of modernization project.
- Inquiring the existence of public, semi-public, semi-private and private spaces, constitututing the spatial pattern,
- Due to this semi-private and semi-public which provide to pass through between public and private spaces indicate the relation of parts in the whole, in other words “houses”, and their “interrelation with eachother”,
- Existence of traces of this hierarchy and/or pattern at mass housing areas today
- Inquring the relation/connection between usage and design during its definition according to ownership pattern
- Supplying clues that can be constituted for an alternative spatial pattern.

In order to provide a new understanding for reading the spatial pattern, the first step is to comprehend the housing developments taken place in Europe and their reflections in Turkey. The thesis study, starts with the Tanzimat Era continues up to

contemporary housing settlements and also includes the planning decisions and the housing typologies formed along with those decisions in four different sub-periods and studies and makes manifest the reasons of the transformations.

In the era of post 1980's, which is namely the fourth period, the satellite city model and the housing settlements that are formed along with them are analyzed. The criteria of spatial transformation analysed in the national scale is specifically tested in Izmir scale. In this context, the changing spatial pattern and hierarcy (where the private, semi-private, semi-public and public relations are meant) and their presence will be discussed and evaluated. In the mean time, the design criteria is meant to be analyzed both quantitively and qualitatively.

Mass housing environments in Izmir were classified in five main groups. The main reason is to survey whether or not specific settlement models and spatial patterns have evolved according to their organization principles. Thus, five mass housing areas were chosen according to following criteria:

- They should be built after 1980;
- They should have similar topological properties;
- They should have similar population characteristics;
- It should be an inadequate attept to analyse the mass housing projects in Izmir, but this thesis aims to have a different aspect for increasing the quality in spatial organization for housing studies.

It is accepted that every city in Turkey should be regarded as to have different political, social, physical characteristics that influence the spatial organization. Due to this acceptance it is impossible to generalize the outcome of this thesis to all housing areas in on Turkey. On the contrary, the mass housing areas in Izmir has never been criticized and analysed in this sense before. For this reason, this study is thought to be a comprehensive spatial analysis for mass housing projects in collecting, classifying and evaluating data for architectural academic discipline.

1.2. CONTENT AND METHODOLOGY OF THE STUDY

In this study where the spatial transformation of urban housing is taken up as the major concern, an analysis will be made on the transition spaces of housing units which namely be defined as ‘semi-public’ and ‘semi-private’. Within the context of modernization which starts with industrilization process in Europe in which a new kind of spatial order and organisation is proposed, the transformation of housing condition is evalatued under three main subtitles:

- Physical
- Conceptual
- Legal

Within the framework of the three main concepts determined above, the formation principles and examples of settlement models and the housing typologies, which are the products of two distinctive twentieth century urban structures, would be analysed.

In the second section of the thesis study, the ‘garden-city’ and ‘sattelite-towns’ models which are developed as alternative models to the negative conditions formed as a consequence of industrialization process and industrialized society will be discussed and evaluated. The proposals brought along with the new spatial organisation and the new spatial pattern re-defined will be the major areas of analysis.

In the third chapter, the effects of transformation taken place in Europe to Turkish urban settlements, planning decisions and the outcoming housing typologies will be evaluated. In this context, the urban housing pattern will be discussed through a panoramic view starting from the Tanzimat Era, which may be considered as the starting point, and the discussions will focus on four major periods. The ways and kinds of planning decisions that the transformation in the ‘settlement scale’ and ‘single housing unit’ scale has been brought to Turkey in general will be evaluated along with vaious examples.

In the fourth chapter, the analysis in national scale will be limited to Izmir urban scale and spatial correspondents will tried be found. The same kind of order of analysis starting from Tanzimat to the era of post 1980's will be examplified for Izmir.

In the fifth chapter, the mass housing examples which may be evluated under the category of 'sattelite settlement' in Izmir urban scale will tried to be classifed in general means and following this categorization, five of the mass housing examples will be selected and be analyzed under three main titles defined in Chapter Two. The selected five cases are products of post 1980 applicaitons and are produced by different organizations. In this context, even if the cases are grounded "physical","conceptual" and "legal" bases, a closer and analytical look to the examples demonstrate that they show variations in spatial organisation and uses. Those five cases, which make up the significant panorama of the city, will be analyzed through graphical expressions with regard to their settlement and housing typologies.

In the sixth section, along with results on hand, a comparative analysis will be held. The mass housing cases will be analyzed in three categories in settlement scale. In the analysis where the housing unit relationships within the setllement scale are of major concern, mainly deal with presence and conditions of semi- private and semi-public spaces. Each mass housing case will formerly be evaluted within itself and later will be analyzed comparatively in the Conclusion Chapter.

- In the category of 'conceptual analysis', the general characteristics of setlements will be evaluated. The mass housing developed in the peripheries cities after 1980's will be surveyed.
- In the "legal analysis", primarily the "land use" of housing areas will be analysed. The legality of spatial standarts in housing applications is judged with respect to 'green use'. The arguments and evaluations on whether such areas of social intraction, which carry the feature of semi-privacy, are quantitatively or qualitatively efficient. On the other hand, in the "ownership pattern" category, the housing unit scale will be analysed with regard to the semi-private and semi-public use and ownership.
- The 'physical analysis' section is made up of four major categories. First, in the step of "housing typology", the housing types are classified in that

specific mass housing area. In this part, the ways and organizations of diffferent unit types coming together will be analized. The second part of physical analysis, the circulation pattern analysis, the vehicle traffic will be taken up as a base and and the hierarchies of roads will be shematically displayed. The purpose here is to demonstrate that the housing units may present various ways of semi-private and semi-public features according to hierarchical differences of roads. In the ‘pedesterian network’ analysis, the distribution of pedestrian in the housing settlement is surveyed. In the last category, which is the ‘green use’ analysis, the ‘outdoor space’ use will be evaluated. In this survey, within the selected housing settlements, the main concern is to determine whether the ‘ownership’ and the ‘land use’ coincides with each other or not.

CHAPTER 2

URBAN HOUSING AND TRANSFORMATION IN 20th CENTURY

Until the nineteenth century, cities were interlaced spaces that had continuity, edges (borders) and mental rhythms within themselves. From the point of view of the urban spatial hierarchy, the main characteristic of the traditional cities or the pre-modern urban environments is existence of an organic interpenetration within various activity areas. For example, in traditional urban concept, there is the 'city center' where the political, religious and the trade activities are located. The dwellings used to surround the center of the urban settlements. There is a functional interdependency of various different activities and this required 'transition spaces' which either connects or separates different spatial qualities form each other. This is a different approach when compared to modern urban concept. The main characteristic involved in the urban principle of the twentieth century is 'zoning' among various functions. Briefly, it can be stated that from the point of spatial hierarchy, the pre-modern urban concept displays a 'tightly woven' pateerned city form where as the modern urban concept displays a 'fragmented and void city pattern'.

The modern urban concept generated as a result of the industrialization process. Industrialization process brought social, cultural and spatial changes as well as economical transformations. Especially the rise of bureaucracy, professionalism, and consumption; the problems and changes of speed and scale are the main characteristics of the modern world view (Dovey, 1985). So; industralization caused city to have unhealthy living conditions. In order to overcome the problematic structure of industrial cities, the modern urban concept proposed to loosen up the tight urban pattern by both physically and functionally. The urban pattern is meant to be loosened, decomposed, raveled and is integrated again (Bilgin, 1999) within the principle of zoning. Such an understanding experienced in urban scale was reproduced in housing as well.

When the concept of housing is concerned, there occurred mainly 'physical', 'conceptual' and 'legal' transformations along with the modernization process. The idea of fragmentation brought to city scale had also occurred in housing scale both physically and conceptually. As a matter of fact, legal adjustments are carried out to vitalize the new modern housing concept.

Until twentieth century, in Europe the main physical characteristics of housing included a typology of clamped **'courtyard patterned blocks'** or **'adjacent apartment houses'** or **'row housing'**. Within the point of view of spatial hierarchy, the transition spaces such as semi-private and semi-public spaces still existed. (Fig. 1, 2, 3)

With twentieth century urban concept, a new dwelling typology and spatial concept is introduced. Even though the traditional housing typologies were continued with development, the spatial concept and understanding of the dwellings had changed. Besides, the **'slab block apartment'** or/and **'point block apartment'** (Davis, 1977) typologies that are torn off by green areas, gardens and streets are introduced as twentieth century typology. (Fig. 4)

The main characteristic of the new housing concept was that the spatial hierarchy is reinterpreted and a new type of relation of public and private is established. The modern dwellings were rigidly torn off from the outside or from the public. Therefore, they were named as 'capsulated dwellings' by Daunton (1983) or; as in the proposal of Le Corbusier, the new private-public relationship is introduced through united' habitation developed as a result of Domino House where the semi-private is carried up to the roof. (Fig. 5) Thus, as stated previously, the principle involving the loosening, decomposition, raveling and reintegration of the urban pattern is applied in housing scale as well.

On the other hand, such physical and conceptual changes had led to new legal transformations. The shift from the **'tightly woven urban pattern'** to the **'urban pattern with cavities'** affected the zoning and construction limits. The old limits or boundaries defined according to **property or plot lot size** were all replaced by the limits of **allowable lot coverage and total floor area ratio** for the whole settlements. Single division and parcel scale involved allowable building height with respect to the

width of the adjacent street, and the length of withdrawal form the back yard or the courtyard of the parcel.

Fig. 1. Courtyard Patterned Blocks; Architect Alfred Messel, Berliner Spar und Bauverein, Berlin, 1893-94

Geschichte des Wohnens; 1918-1945, Reform, Reaktion, Zerstörung; Ed. Gert Kähler, Vol: 4, DVA Pub, p. 314

Fig. 2. Adjacent Apartment Houses, Architect W. Riehmer, Riehmers Hof, Berlin, 1891-99

"Birinci Kuşak Modern Konut Mimarisi ve Maçka Palas", İhsan Bilgin, in Bir Sadakat Hikayesi; Maçka Palas, Ali Esad Göksel, Körfezbank Pub., 1999, p.112

Fig. 3. Row Housing, Architect Michel de Klerk Vrijheidslaan, and Kromme-Mijdrechtstraat, 1921-1922

Deniz Güner Private Archive

Fig. 4. String Or/And Spot Blocks, Architect Le Corbusier, Plan Voisin, 1925

William J Curtis, *Le Corbusier's: Ideas And Forms*, Phadion, London, 1997 p.43

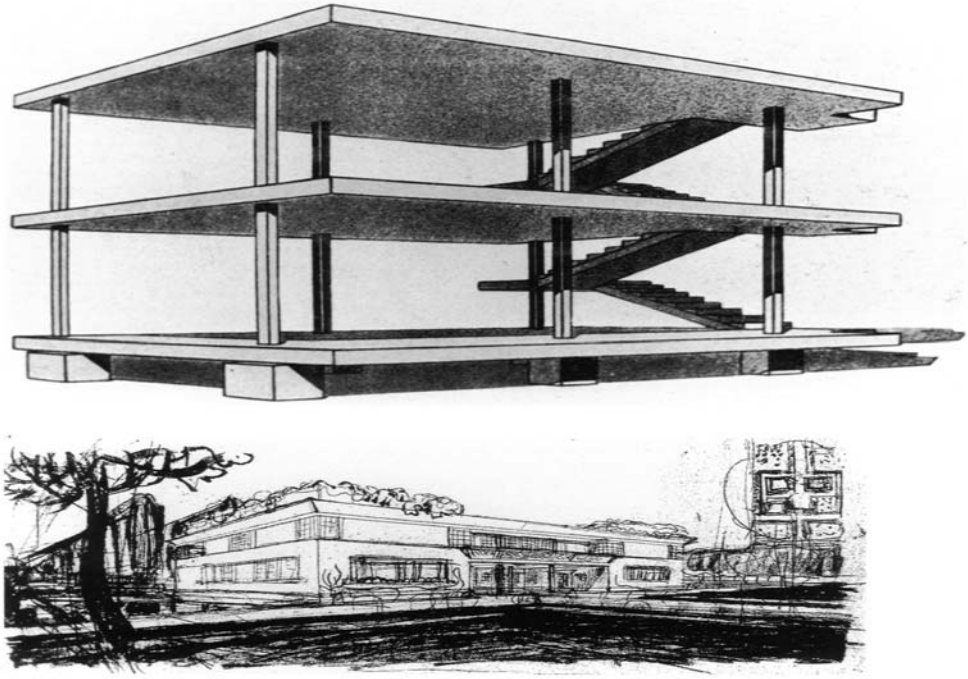


Fig. 5. Domino House, Architect Le Corbusier, 1914-15

William J Curtis, *Le Corbusier's: Ideas And Forms*, Phadion, London, 1997 p.43

Within these zoning ordinances, the **'physical'** transformations in the urban space pattern will be discussed in this section first. Second, the **'conceptual'** transformations, which relate to the distinction of the concepts of 'house' and 'home' - a consequence of modern production process - will be analyzed. And thirdly, the **'legal/juridical'** transformations, which affect the forms and formations of housing units, will be examined.

2.1. "PHYSICAL" TRANSFORMATIONS OF URBAN HOUSING SPATIAL PATTERN

At industrialized city centers, deep building lots were formed as a result of standardized design and construction processes of the nineteenth century. These building lots were designed to sustain the maximum usage, both in vertical and horizontal axis. The housing units were constructed back to back around a central courtyard, having one façade facing the central atrium and the other one facing the street. For example, the 'back to back' housing typology, which is the most wide spread standardized housing model, is designed primarily within the context of pedestrian circulation. So the pedestrian streets surrounding the back-to-back housing models are used as semi-public spaces. On the other hand, the back-to-back housing units involved negative aspects such as lacking sufficient light and air, causing health problems (Benevolo, 1980; Vidler 1991; Kostof, 1991) (Fig. 6). This type of housing units were widespread and caused damaging conditions for health in cities. Thus, new housing typologies and proposals are introduced.

English theorist Ebenezer Howard's "Garden City" theory dating 1898 was one of the main approaches. It is known that England was one of the first industrialized, and consequently, the first suffering country under the negative effects of industrialization. "Garden City" theory proposed civic construction activity and a new settlement and housing form that is apart from the city socio-economically and spatially (Fishman, 1991). On the whole, it is seen that the designs inspired from "garden city" theory have created the general concept of the "early modern period" models. (Fig. 7)

As a result of the destruction of the so far industrialized cities during the Second World War, a housing shortage appeared. In order to overcome this problem, proposals

Fig. 6. Back- To- Back Housing in London

Mark Girouard, *Cities & People: A Social and Architectural History*, Yale Uni .Pr., 1985

involving the establishment of 'universal settlements', substituted by the rapid built, standard manufacturing models were developed. This eventually led to the transformation of **"garden city"** settlement concept to **"satellite cities"** concept (Trancik, 1986). (Fig. 8)

These two settlement types are the thresholds of spatial transformation. This involves various housing typologies and space hierarchies in housing pattern. To understand the 20th century settlement concept and housing pattern, "garden city" and "satellite city" characteristics must be examined (Hall, 1986).

"Garden city", being the first model, speeded up the decentralization process in cities. The relationships that are torn off form the urban context in socio economical means had their reflections on the spatial organization as well. Consequently, this special socio-economic condition of the 19th century led to the transformation of space that is carried out of the urban center in order to be away from the social problems and high land costs. Letchworth and Welwyn is the first "garden city" example, where this transformation can be observed. In Letchworth and Welwyn, the break with the city center, and the formation of new social, cultural and economic conditions were well established (Miller, 1989). (Fig. 9)

The first model, "Garden City" concept, accelerated the decentralization period. The aim was to have a new settlement on a new land under new social and economic conditions in order to be away from the social problems of the urban center and high land costs. Letchworth and Welwyn are the first examples of "Garden City" concept that express the establishment of a new settlement under new social, cultural and economic conditions. It was thought that as the number of people moving to garden city increased the settlement would enrich and so the following settlement would be formed close by. This would aloud an infinite development, where the settlements were tied by transit systems that would gradually form a central vision supporting the central city socially and economically. But, on the whole, garden city model aiming for the whole of the city on macro scale, which was referred as "social city" concept, was established. Social city concept did not include the development by adding on to the city center and expanding like an oil spot, but instead, it suggested a controlled increase established on 2500ha area with 3200 population (Trancik, 1986; Miller, 1989; Fishman, 1991).

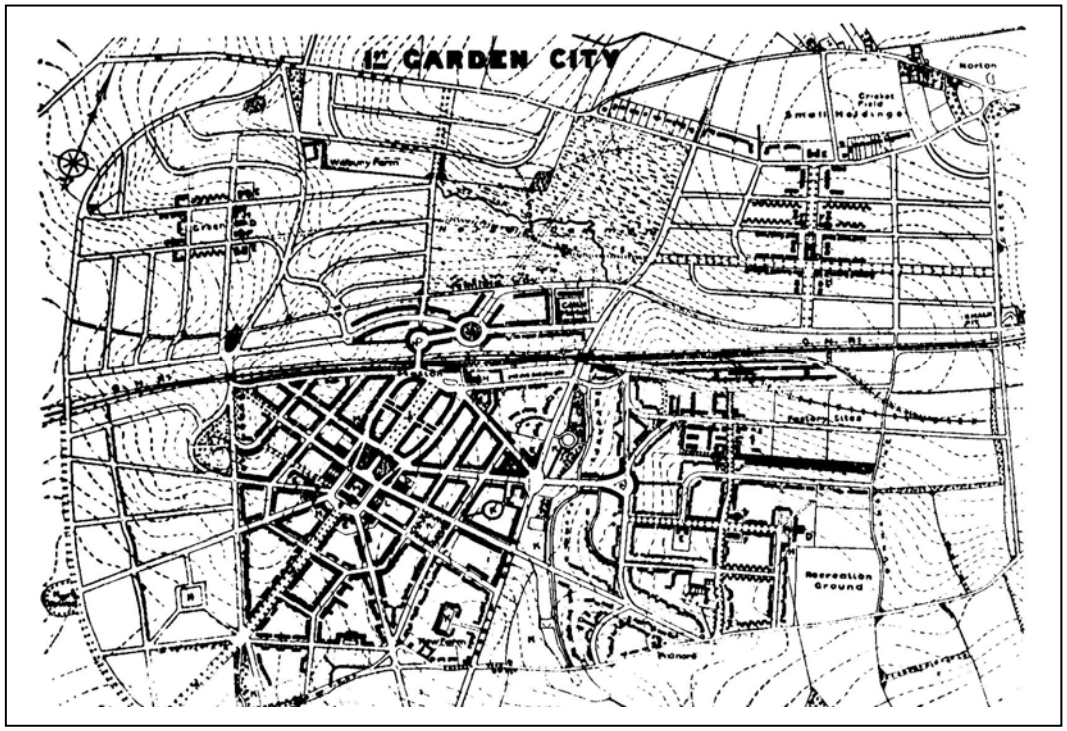


Fig. 7. Garden City Concept

Robert Fishman, *Urban Utopias in the Twentieth Century: Ebenezer Howard, Frank Lloyd Wright, and Le Corbusier* , Cambridge: The MIT Pr., 1991, p: not given, between 114-115

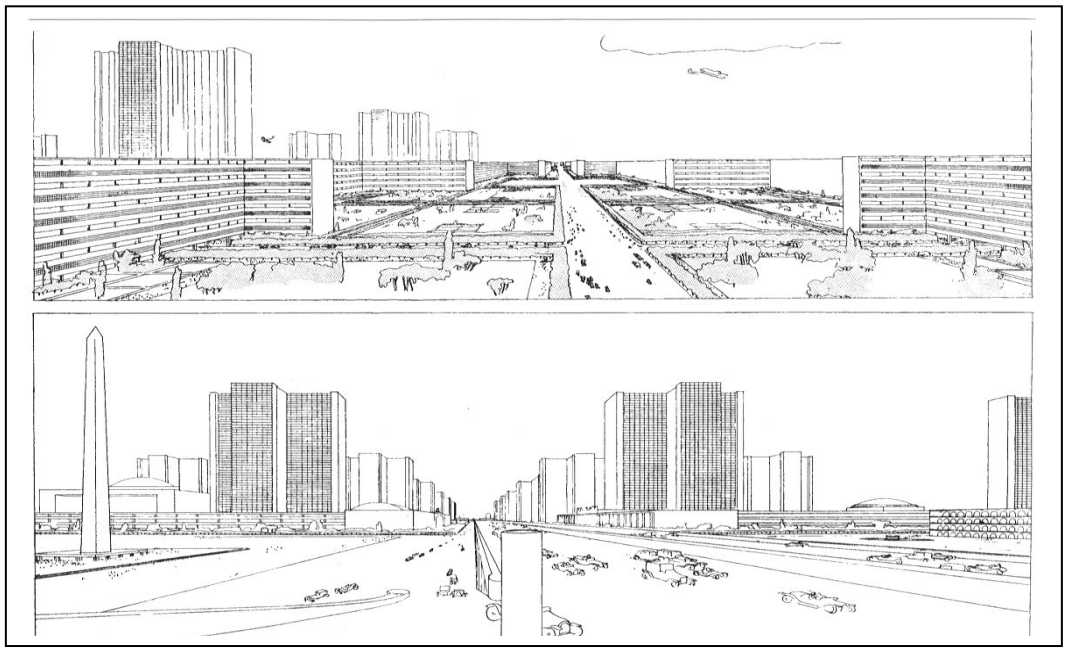


Fig. 8 Satellite City Concept

Robert Fishman, *Urban Utopias in the Twentieth Century: Ebenezer Howard, Frank Lloyd Wright, and Le Corbusier*, Cambridge: The MIT Pr., 1991, p: not given, between 114-115

Fig. 9.Garden City Concept

Robert Fishman ,*Urban Utopias in the Twentieth Century: Ebenezer Howard, Frank Lloyd Wright, and Le Corbusier*, Cambridge: The MIT Pr., 1991, p: not given, between 114-115

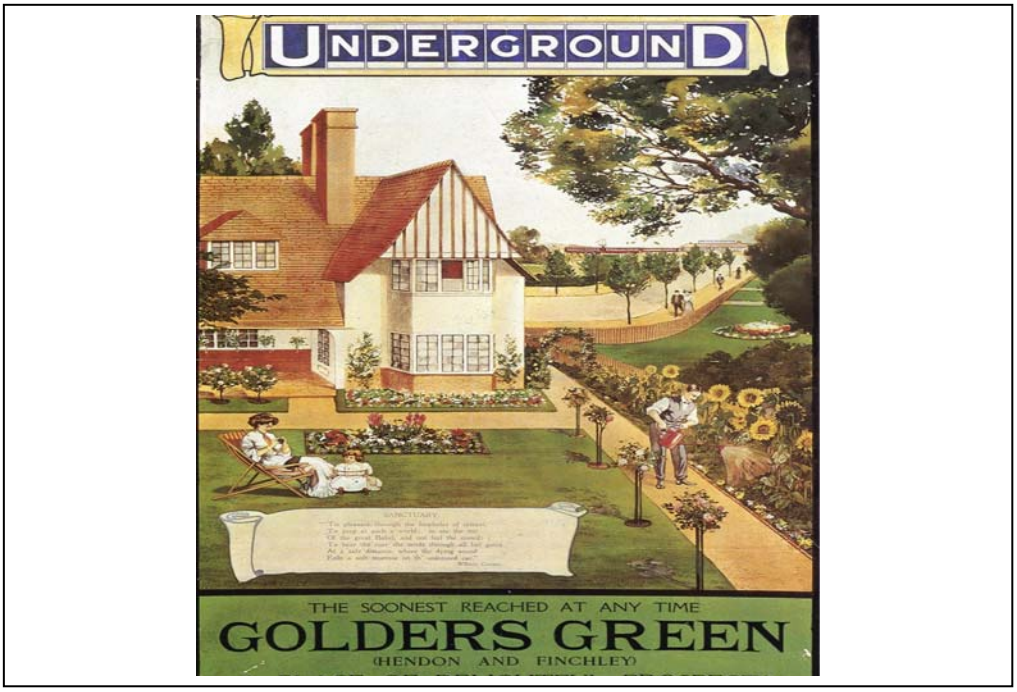


Fig. 10. "City Greatly Beautiful" Golders Green, London Transport Poster

Mark Girouard, *Cities And People; A Social Architectural History*, Yale Uni. Pr., 1985, p.363

Unwin and Parker applied a different design concept. Unlike Howard, the settlements were planned according to their own point of view and as a variation of middle age cities in “city greatly beautiful” vision instead of rationalist and geometric plans. (Fig. 10)

For Unwin and Parker, tomorrow’s settlements abroad the city center could be like the English urban settlements or be modified (Trancik, 1986; Hall, 1996, Fishman, 1991). From the point of view of spatial hierarchy, the garden city concept comprises a single unit in a parcel (land plot). Therefore, in this model there exist a front yard and back yard, which consequently bring forth semi-public and semi-private spaces. It important to note that beyond the housing typology, the location of the housing unit is significant. For instance, in case where the housing unit is bordered by street without a transition space, there would not exist a semi-public zone. This occasion brings out the critical point of the thesis, which will be discussed in detail. (Fig. 11)

“Garden city” model which is founded of rural and urban (settlement) areas is sustained in Letchworth and Welwyn. In Letchworth, rural areas were separate from urban settlements. The rural areas were settled by surrounding the housing settlements, having the urban part in the center. Different areas occupied by different functions in the settlements were expressed in differing spatial characters. Only the city centers were processed according to Howard’s definition. Therefore the local administration, cultural buildings, the central park and cultural centers were placed in the urban center of the settlements. In Howard’s model shops on curvilinear streets substituted the great park “crystal palace”, involving many shops. The manufacturing spaces, factories, which uniformly circled the urban settlements, were built in a different manner than those in Howard’s. The factories were built in an industrial park and were linked to the other parks by railways. Through this application, the “industry” and “ housing” settlements were separated from each other as a consequence of zoning principle. This is the first planned model of spatial separation (Mumford, 1961; Fishman, 1991; Kostof, 1991).

When the above stated building lots are examined with regard to their neighborhood relationships, housing groups appear to be the influenced by Unwin’s study on urban and rural spaces. In Unwin’s book called “Nothing Gained by

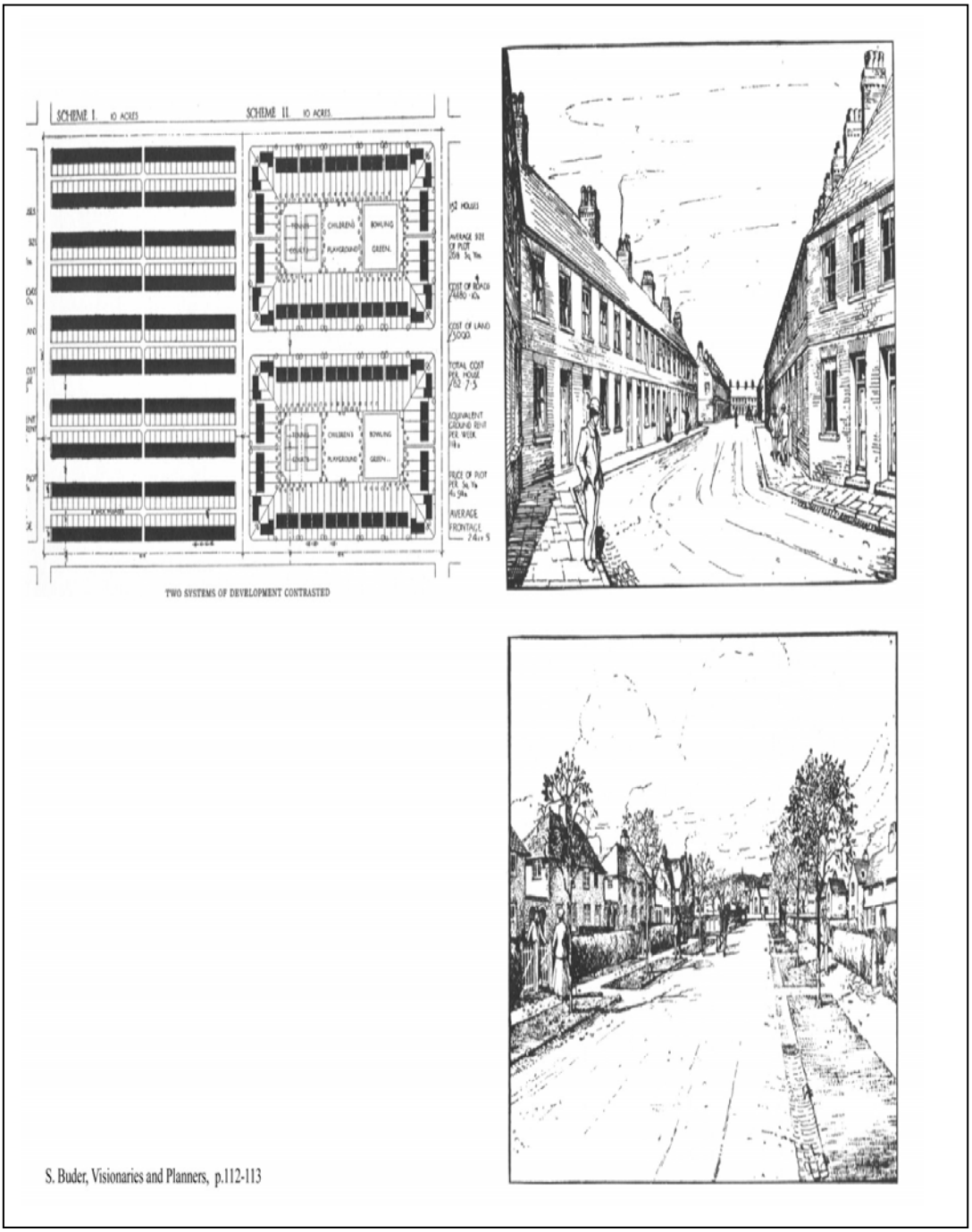


Fig. 11. Differentiation of semi-public usages in two different row-housing samples.

In the first one there is no semi-public transition space. In the second one, because of the front garden usage, the semi-public space can occur.

Stanley Buder, *Visionaries And Planners: The Garden City Movement And The Modern Community*,. New York: Oxford Univ. Pr., 1990.

Overcrowding'', he proposes a new spatial order for organizing the social relationships. In his proposal, the rectangular building lot is surrounded by "twin" and "row houses" on four sides, to keep the density low and the space left in the center is for the back gardens of the houses and for public social activity spaces (Kostof, 1991; Bilgin, 1992a; Kaçel, 1998; Eyüce, 1991) (Fig.12).

This proposal of Unwin for areas is the first spatial reflection of the idea of strengthening housing units, neighboring relations and collective living habit. Unwin's these two approaches forming an order strike an eye in the first garden city examples. For Unwin, a garden city has to offer an "orderly life" and a crystallized structure "Old English towns'. This means an organic outlook as a result of having a common house typology, which belonged to public. The home typologies were offering spatial relationships, which were reflecting the life styles evolved naturally by cultural and traditional factors since the Middle Ages (Fishman, 1982). Through these spatial relations, the house typologies; **"single house", twin house"** and **"row house"** specialized under various concepts. Single house and twin house typologies were evolved from the choice of high-income groups who are worn out by the negative conditions of the urban crowds and are aimed at the rural country areas, to green lands and vast fields and developing new spatial orders. On the other hand, the row house typologies were formed in dense city centers, by the lining of houses along the street (Karaören, 1992). The " garden city" aims to gather and combine these house typologies as in the context of gathering the rural and urban way of dwelling.

The second model, **"dormitory-satellite city"** is the second threshold of the transformation. The evolutions and events that took place between the two wars and the new world order as result of world war have effects to the dwelling concept (Hall, 1996). In other words, the knowledge produced in between the two wars comprehends no more singular examples. As a result of the change in the ideological infrastructure of the world order, the dwelling and housing models developed were widely used.

In urban scale, decentralisation continued along with the garden city concept which is some place between the urban and the rural. But the garden city's self-sufficient, social and economic order left its place to "dormitory/satellite" model. Cities depended on urban center for employment and social opportunities. (Hall, 1996) The

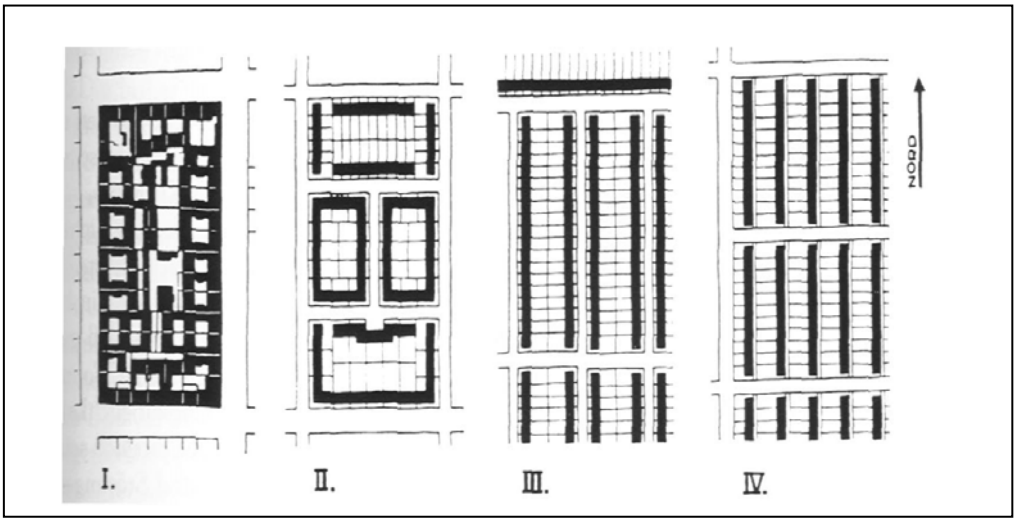


Fig. 12. Transformation of different neighborhood relationships, after the influence of "Garden City" concept. There is a new spatial order for the social relationships.

***Geschicte Des Wohnens; 1918-1945, Reform, Reaction, Zerstörung*, Ed. Gert Kaehler, Band 4, DVA, p. 461**

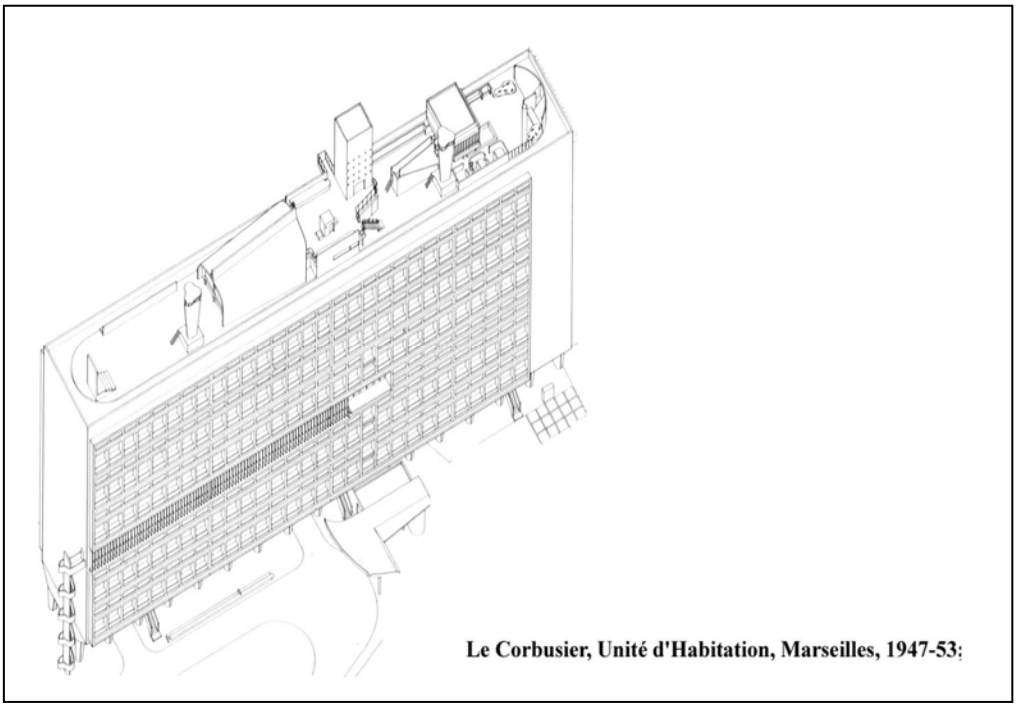


Fig. 13. Dormitory Model, Unite d'Habitation, Marseilles, 1947-53 Architect Le Corbusier

***Modern Architecture Since 1900*, William J.R. Curtis, Phaidon, 1996, p.439**

government supporting the urban pattern with cavity granted the housing units manufactured in decentralisation period and was evaluated as a part of the city pattern. Highway transport system's increasing reputation and widespread use of cars supported the process. The basic and most important factor is the change in production system. According to functional specialisation or zoning principle, housing spaces are thought as the bedrooms of the cities. (Fig. 13)

One of the basic outcomes or products of this concept was the **'string'** or **'spot' blocks**. In "dormitory/satellite" settlements, where mostly 'string' or 'spot' block typology are used, the daily and night uses were spatially separated (Benevolo, 1989; Hall, 1996; Hays 1992). After this separation, according to the use of equipment's, a new spatial arrangement was redesigned. Thus, bedrooms, living rooms and other spaces with their furniture and their usage properties, became highly specialised so that they gave no chance for a different use.

This occasion was most often seen in kitchens and bedrooms, which had new functioning styles after being introduced with new equipments.

The idea of 'string' or 'spot' blocks, which are mainly developed in 1920's conceptually, but were realised after the World War II, have become wide spread through out the world. In this period, unlike the previous periods, the settlement was not built properly on "land divisions-or parcels, but made at once on huge lots. Thus; land plots contained units more than one or, in other words, there were multi-units in a land plot, as in the model of Le Corbusier's housing blocks floating on wide green fields.

This is a turning point in the spatial hierarchy where the transition zones have acquired a totally new meaning. The public is separated from the private more rigidly and the zones in between the public and the private provide accessibility only. In another words, the front yards that may be called, as the circulation zones are the new semi-public spaces (Jenks, 1987; Curtis, 1986).

As well as the transformation in settlement scale, the spatial pattern in housing is also transformed, became fragmented and segmented. A typology consisted of a seed composed of a bathroom, kitchen and stairs; and free designed rooms were introduced.

Block row (series) and paint block building types were constructed by the repetition of these idealised housing units in vertical and horizontal axis (Rowe, 1993). (Fig. 14, 15)

In block row building type, there is an undesired outlook of the facades: they had a passage from the balconies or, just like spot block building type; the units would be grouped around the stair landing. To overcome this repetition, a composite settlement order was developed. The mixed settlement, which is proposed to overcome this repeating order, brought together different building types forming different scales and a complex settlement (Rowe, 1993, Bilgin, 1994).

Briefly, the physical transformation, which is interwoven with the conceptual evolutions, have caused a new understanding in the concept of urban design and housing spatial pattern. The main conceptual change was the perception of the physical and objective structure that is the house apart from the experiential phenomenon of home.

2.2 "CONCEPTUAL TRANSFORMATION IN THE MEANINGS OF "HOUSE" AND "HOME"

When the unit of a housing started to be designed and produced as a "standard" unit in modern society, it was the threshold of an important change. This involves a distinction between the 'settlement' and 'city' concepts as well as 'house' and 'home' concepts. The meaning of the concept of 'settlement' does not involve a specific 'place', and stands for a partially planned structure lacking unity. It is mainly a self-sufficient design product. On the other hand, the concept of city is a unified whole and an organic structure where the parts are wholly integrated. Likewise, in the modern dwelling concept, the house, which is the physical product of dwelling, is liberated from the subject/ user and it became a marketable product and a consumptional object. Consequently, the two main concepts, house and home are separated conceptually. Home is the subject or user's experiences, behaviors, feelings and mental world, and especially in the production and formation of modern housing, the role of user is eliminated. Thus, home and house became much more distinct from each other.

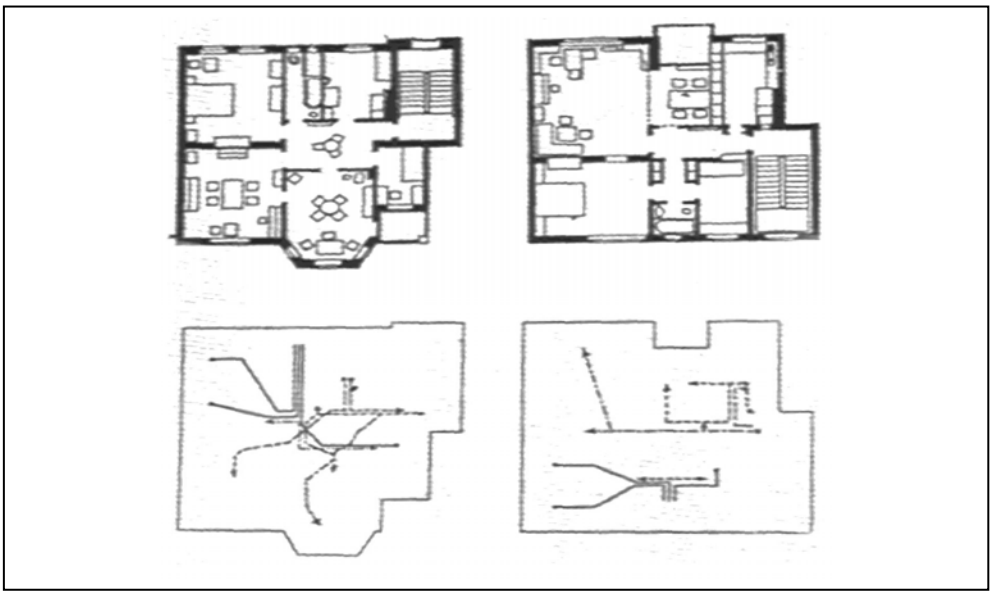


Fig. 14. Functional differentiation of domestic space, Architect Alexander Klein, 1928

İ. Bilgin, "Modernleşme, Modernism Ve Konut", *Arredemento Mimarlık*, 1998/11, p.88

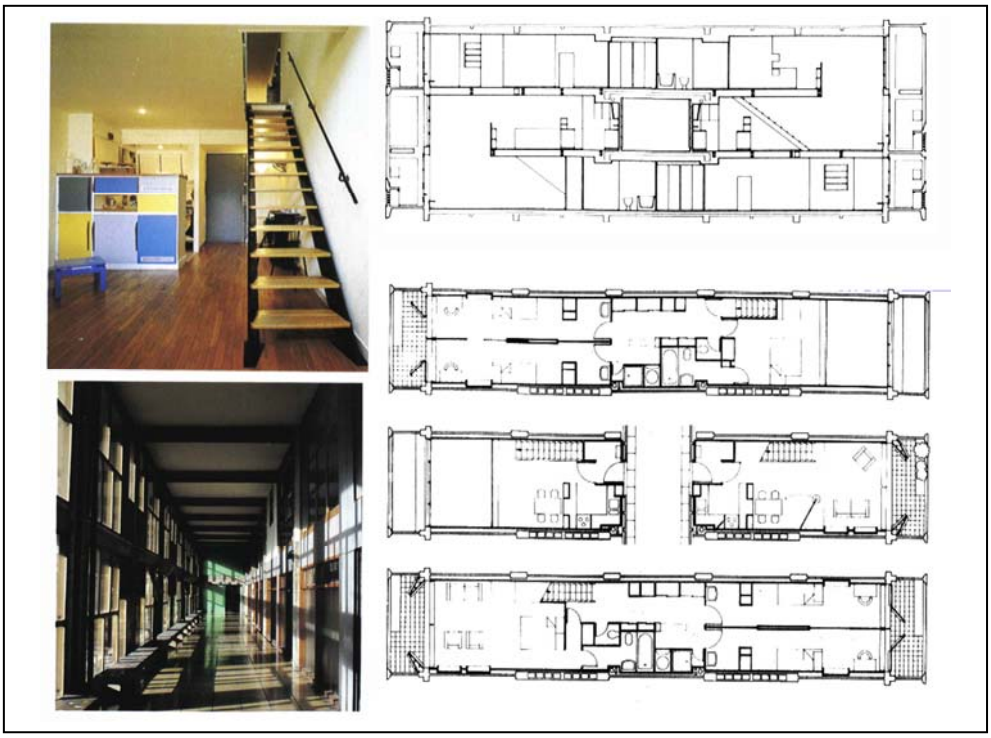


Fig. 15. Functional transformation and rationalization of the modern house spatial organization, Architect, Unite d'habitation, Marseilles, 1947-53, Architect Le Corbusier

***Modern Architecture Since 1900*, William J.R. Curtis, Phaidon, 1996, p.439**

The idealized settlements of the 20th century and within the view of modern dwelling concept, the dwellers of city or homes are no more identified or determined subjects. Thus there starts a dissolution and distinction of dweller from his private space. The concept of "settlement' or of 'house' started to define only the 'physicality' or the 'objective properties' and especially in academic fields "home" became the subject of human behavior researches.

"Home" and "house", the two very integrated concepts, were handled apart from each other. Rational thinking of the modern age, regarded the house, which is the objective and physical product of the dwelling activity as the whole explanation of the dwelling act (Ersoy, 2002).

The distinction in "house" and "home" concepts caused different understandings between "physical" properties and "perceptual, social and psychological" properties of space. The methodology and insight of the studies on the two concepts differ. The academic studies concerning "home" have a more psychological (Hayward, 1977; Tognoli, 1987), sociological base (Lawrence, 1987; 1990), involving topoanalytical and psychoanalytical approaches (Bachelard, 1996; Cooper, 1974, 1995) and are more descriptive and related to personal experience (Korosec-Serfaty, 1984; 1985; Saegert, 1985)

In the researches about the experiences in settlement areas; "home" owns a more subjective, personal and symbolic meaning than "house" (Tognoli, 1987; Zube and Moore, 1987; Gifford, 1987). "Home" concept is more likely a word describing the life experiences of a 'lived space' rather than describing its physical properties. A person may not own a home but any place that is lived may become a space where the experience of place of experience of "home" takes place. On the contrary, the "concept of house " covers total and general meanings.

Apart from the physical properties, "home" covers subjective meaning like "order", "devotion" and "rootedness", emphasizing concepts in its terminology. Under these definitions, to make a distinction between "home" and "house", which refer to "lived space" and "conceptual space", consequently, a phenomenological approach has to be comprehended. Phenomenology relates to individuals' existence on earth to his space occupying property (Dovey, 1895; Korosec-Serfaty, 1985). The general purpose

of phenomenological approach is to deeply comprehend the fact in vital meanings rather than producing reason-result about the fact (Dovey, 1985; Korosec-Serfaty, 1985; Korosec-Serfaty And Bolitt, 1986; Tognoli, 1987). “Home” is the most essential indicator of human existence. It represent the most direct way of man with his own body being in touch with the world- physics being in harmony with world (Göregenli, 1991).

While the academic approaches to concepts of house and home differ; in reality, one way or another integrates house and home. House is transferred to home in reality when the life in domestic space takes place. The most essential approach in the transformation of “house” to “home” is the concept of “appropriation”. “Appropriation” means owning a space and equipping the space with personal and social meanings (Korosec-Serfaty, 1985). It involves mental transformations as well as physical changes. Appropriation involves making and acting in the lived space. It requires acceptance and intention because one cannot have a relation with the objects or possessions, if he/she does not own willingly. We cannot own cities, streets or other general spaces, but we can add a lot from ourselves and even take a root on them. This acquaintance relation constitutes our identity with their identities and we define identities and ourselves by them (Göregenli, 1991).

Our need for the appropriation of spaces is a result of our need for the existence of the border between self and others. Defining the borders between the others, separating our place on earth from the others and by this way living the uniqueness and existence of our ego and identity, all point out to a self inclined process. The appropriation of space and has become the subject of many empirical researches made in environment psychology. Homes as the appropriated spaces are symbolic wholes where the inhabitants display and experience their social classes, statues, personal characteristics, aesthetic choices, briefly their way of living. The variations and the qualities of the forms of appropriation process are the nonverbal expressions of the relations styles aimed to be established by others and the ones established by the owners with themselves (Becker, 1977; Cooper, 1976; Goffman, 1959; Rochberg, 1984). The result of the empirical studies on this subject shows that the ones living in the homes are transformed to reflect their personal and identity qualities and in the contrary cases an unhealthy adaptation period and a reduction in satisfaction takes place (Kron, 1983;

Hansen and Altman, 1976; Altman and Chemers, 1980; Altman, Nelson and Lett, 1972; etc).

Bilgin (1990) states that industrialized societies do not facilitate the appropriation process. According to him, the recent changes in our modern environment are directed to increasing the yield in production and accelerating the consumption of housing, rather than responding to individual's demands. Despite the deep dilemma between the building and living in new housing estates, which complicates the appropriation, individuals or groups more or less try to appropriate their living spaces. The appropriation process and the transformation of house to home is visible in the Le Corbusier's Pessac Houses (Ersoy, 2001). (Fig. 16)

Rapoport (1980), in his essay about appropriation practices, states that in different cultures the appropriation and determining an identity on space are developed by culturally traditional methods and the control over the space develops as a confirmation process. According to the author, if the "appropriation" process is prevented, the dialogue between the life style and the lived space cannot be sustained and this situation would cause an insufficient satisfaction in individual and group's confidential needs. In addition to this, it would reveal results affecting the status symbols and the nature of the social relations. (Fig. 17, 18, 19, 20, 21)

"Home", by most phenomenological authors, is defined as a 'rootedness', (Tuan, 1977; Relph, 1985) the origin of ones being, the center of a person's existence (Schulz, C., 1971; Schulz, C. 1985). Home, being in and around the human activities, gains an axis characteristic. This characteristic is taken as a starting point for the relations between the social world, devotion to a place and continuity in relations with it, for centralism and territoriality.

Dovey (1978; 1985) indicates that a life expressed by "being at home", in spatial, temporal and socio-cultural order can be thought as an individual's way of existence in which one can find his own direction. For him, home is the most basic principle that determines our way of existence in space. It is a spatial order, which separates us from the outer world on which we cannot have a total control. Being at

Fig. 16. Pessac Houses, Architect Le Corbusier, A Kind Of Appropriation Process

***Pessac Houses*, Boudon, 1972, p. 171**

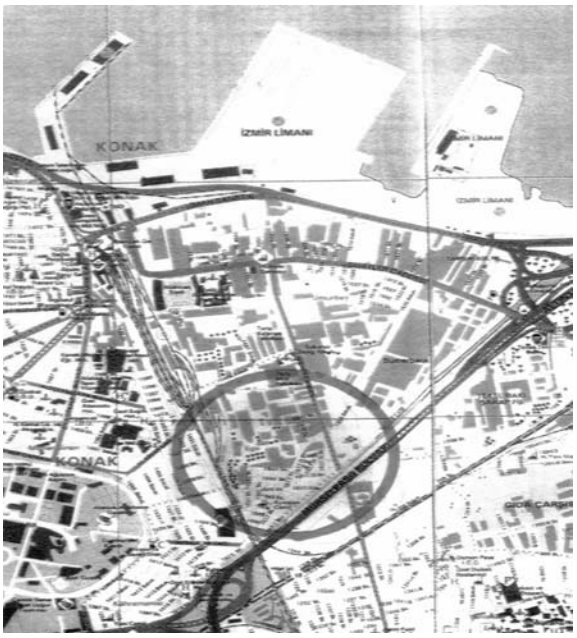


Fig. 17. "Cumhuriyet Mahallesi" in İzmir

Ilkim Kaya & Rengin Zengel, "Çingene Mahallesi, *Arredemento Mimarlık*, 2002-05, p.74

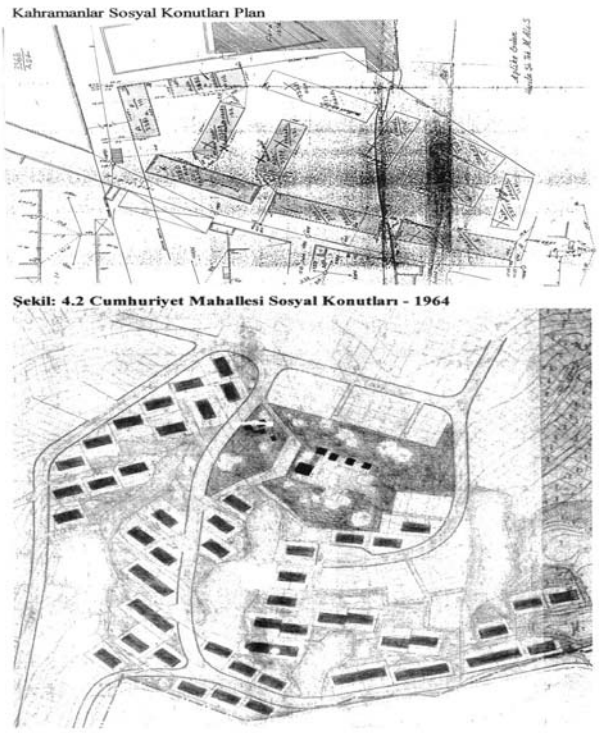


Fig. 18. "Cumhuriyet Mahallesi" Mass Housing Project in 1964

Hülya Koç, *Cumhuriyet Döneminde Izmir'de Sosyal Konut Ve Toplu Konut Uygulamaları*, , DEÜ Mim. Fak. Pr., "Ege Mahallesi Sosyal Konutları", 2001, p.124,

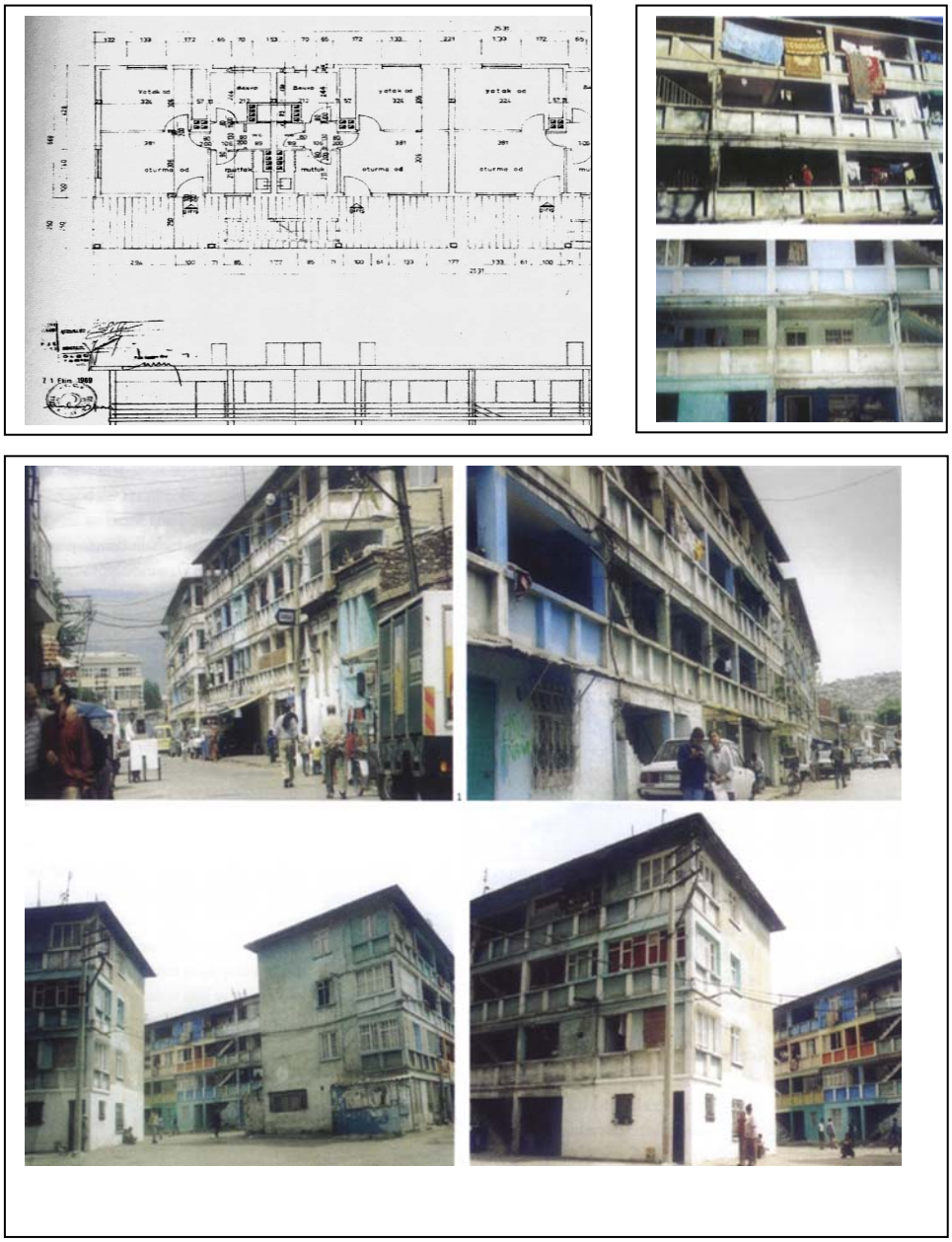


Fig. 19. "Cumhuriyet Mahallesi" Mass Housing Project in 1964, Plan & Elevation

Hülya Koç, *Cumhuriyet Döneminde Izmir'de Sosyal Konut Ve Toplu Konut Uygulamaları*, DEÜ Mim. Fak. Pr., "Ege Mahallesi Sosyal Konutları ", 2001, p.124

Fig. 20. "Cumhuriyet Mahallesi" or/and "Tenekeli Mahalle"

Fig. 21 "Cumhuriyet Mahallesi" or/and "Tenekeli Mahalle"

A Kind Of Appropriation Process

Ilkim Kaya &Rengin Zengel, "Çingene Mahallesi", *Arredemento Mimarlık*, 2002- 05, p.74

home is to know where we are. The order gained by this knowledge provides a trust and a control feeling, which distinguishes home from other places.

As an organized form, “home” is not only a space, but it also provides a temporal orientation center (Werner, C.M., Altman I. & Oxley D., 1985). Home is a place where the past experiences were lived or scenery for the future projects. It is also one of the patterns that determine our origin like being a city-dweller or a rural citizen. “Belonging” and “familiarity” feelings owned in the past home life, explain the relations between likes and choices in adulthood (Cooper, 1976, 1992).

The emphasise of the attribution and the appropriation in the design and production process have vital importance for people to feel more belonged to their places and to reflect more of their own identity. This is especially true for societies like ours where the housing is produced in an accelerating speed.

In recent years, it is observed that urban and domestic events/concepts are taken as social indicators and housing policy subjects. However, it is believed that new concepts and methods have to be developed, which are different and more effective questioning than the prevailing ways (Göregenli, 1991).

Altman and Werner (1991) state that “dialectic approach” is one of the basic tools to comprehend home environments. In psychology discussions of 1970s, it has started to be used as one of the basic terms to understand the relations between people and to understand the dynamics of the social periods (Altman, 1976; 1977; Altman and Chemeers, 1986; Altman and Vinsel, 1977; Dovey, 1985).

The point reached in psychology today emphasizes that the relations between people do not only base on economy-class categories. It is pointed out that in the analysis process, the interaction of many variables has to be concerned for the people from different classes possessing their individual, cultural, religious, regional and even national status.

Georgoudi (1984), defending similar ideas, mentions that starting from only one individual would cause negligence in the processes involving human and group

relations. He believes that unstatic social psychological structures can be analyzed well by a dialectic approach.

In the research carried off by Altman and Werner called “Cross- Cultural and Dialectic Analysis of Home Environments” (Altman, 1993), the dialectic approach is studied in terms of the private and public dynamic relationship of the home environments. Thus; in this study, it turned out to be that the privacy mechanism is the universal and fundamental aspect of domestic space or another words ‘home’. In this manner, to describe the relations between the groups and to understand the reflection of these relations to space, “privacy” concept” has to be understood.

Before, privacy concept was approached as an individual’s right and freedom related subject (Westin, 1970). For a longtime, it was perceived as a one-sided process, involving loneliness or freedom of staying away from other people and beings (Kira, 1976). Joan Kron states that privacy has to be understood as a mechanism that regulates the relationship of self and others or public with private (Kron, 1983).

It rose as a result of a person’s wish/desire to hide his past or private information (experiences, behaviors and aims for the future like) about his present day (Göregenli, 1991). It is also described as people’s need for controlling his perceptions and beliefs, a search for escaping from over stimulation in urban life or a withdrawal process (Milgram, 1970). But in the following approaches, “privacy” was no more seen as a one-sided process. The control in between human relations, identities being open or close to people and freedoms of choice in relations were described as optional rights. For example, Westin (1970) had defined privacy as the right of an individual or a group determining the amount, the time and the circumstances under which the information about a self may be reported to other people.

Moving on from the fundamental approaches, Altman (1976; 1977) developed a method for “regulating the privacy concept”. By this approach, the previous definitions and the basic principles of the dialectic approach are all grouped in a framework (Göregenli, 1991). This approach can be explained by a series of properties grouped under definite titles:

The units of Privacy: Privacy is generally seen as a mutual process, which involves the relations between people or groups. The dynamics of privacy differ in various social units such as persons, group or societies.

The dialectical structure of Privacy: social influence is a dialectic structure developing in between oppositions (antagonisms), which directs people to come together or to separate. Privacy is a continuously changing process, differing in a wide range from desiring to be with the others and willing to be totally alone. The unity of the oppositions forms the other side of the dialectic structure.

The nonmonotonic structure of privacy: the dialectic structure of privacy concept emphasizes that confidentiality is neither over nor below the expected quality. People in their social impression search for optimal levels where they determine their own neighbors. In case they succeed, they live a temporary harmony. When the relation of dynamics differs from the harmony created by the optimal environment may be disturbed. . This points out the nonmonotic structure of confidentiality.

Privacy as a border organizing process: the confidentiality concept involves the elastic permeable obstacles and the borders between ‘me’ and ‘not me’ or ‘self’ and ‘others’. These borders may resemble a cell membrane, which internalizes the outer stimuli by the inner properties. Here, the confidentiality being the limit of being open - or close to others- defining process is told.

Privacy as an ordering process: the two subtitles, the desired and the reached confidentiality of the lived confidential experience, are being discussed. The desired confidentiality reflects the desired subjective ideal level of an individual or a group in social influences. On the other hand, the reached confidentiality is the state of lived confidentiality as a result of incomes and outgoings in life. If the reached confidentiality is less than the desired, then the violation of confidentiality and the experience of being the experience of being dense and crowded can be talked about. On the contrary case, being lonely and social isolation can be talked about.

Altman (1976) especially emphasizes the environmental privacy mechanisms. He talks about the importance of privacy practice analyses in architecture. He also

defends the idea of well relating privacy with ‘personal space’ and ‘territoriality’ (Porteous, 1976) to understand this subject more.

Altman defines the personal space as the nearest closed layer to “self” as being a confidentiality regulating mechanism. Edward Hall (1985), finding detailed data about the subject defines personal space as a communication form and supports the idea that remoteness in human relations determines the quality and the quantity of the relation (Bell, P.A, Fisher, J.D., Loomis, R.J., 1978; Morval, 1985).

Hall has distinguished four remotenesses, which are not formal and cannot be expressed orally, but are determined by the experiences of men with each other.

- Confidential (the remoteness in the closest relations of a person)
- Personal
- Social
- General remoteness (free for everyone, the remoteness in general relations)

As a process regulating social relations of men, the privacy is a bridge between the personal space and territorial processes. This is because men manipulate the physical world according to his privacy needs. Related to this definition, territoriality and personal space concept work together with privacy concept.

The experiences about home mention the dialectic oppositions between an individual’s desires and motivations, and the society’s demands. This, as a component in one’s own culture, is very important for indicating how it is perceived by man. According to this approach, the individual-society dialectic shall be observed in specific forms in many social behavior areas and in different scales of the man-space relations.

Altman and Chemers (1986) in their studies, where the urban life is described, has used dialectic processes as independency/ conforming, competing/ solidarity, orienting to self-gaining / altruism, to explain the man-space relations (Göregenli, 1991).

According to dialectic approach, all social systems are formed of personal and public opposition, which is also in balance or in equilibrium in various levels. The relation between the opposites, in its own form, continuously evolves as being a dynamic and variable process. The determination of this variation and direction of development is the short or long period variation of dynamism of inner-outer, political, economic, social and environmental facts.

In parallel with this point of view, Altman and Gauvain (1981) determine two specific ways of individuality/society dialectic to understand the man-home relations in various cultures. These are identity/communality and accessibility/inaccessibility.

Identity/Communality Dialectic: home reflects the uniqueness of the ones living in, the relation of individual and small groups with society (in an extended meaning, the relation with the culture that they are a component of), the borders and being limitless. In modern world, it is necessary to mention people afford to make their homes unique. At the same time, a rapid stereotype space designing process and conformity in social behavior areas take place.

Accessibility/Inaccessibility.Dialectic: this is about the verbal or nonverbal arrangements in the relations in between the ones living in the homes and the others outside the home. Home provides materials having the two sides of the openness/closeness dialectic. In many cultures being open to people and sharing the most private spaces, homes, with others, are accepted as a value that is respected. In addition to this, not being concerned with others privacy, being able to put the necessary limits, being someone special and giving the right to be special are accepted as virtues. Homes represent the dynamism of this opposition in different cultures and the practices on how this dialectic is processed.

Dovey (1985) supports the idea that home's meaning cannot be understood only by its identity reflecting aspect. It's meaning is in and among the influences in between the series of binary oppositions. For Dovey the dialectics about home can be observed in its social and spatial structure first. The social dialectics are the properties reflecting the unity of opposition between the ones inside the home and the ones on the out: I and the others, private and general (public), identity and communality.

As a result, within the discourses of environmental psychology and phenomenology, the spatial hierarchy is a key concept in perception of home. The relationship of inside and outside, private and public or self and other is the main theme of human spatial experience. Besides, taking the privacy theory in regard (Altman.1977; 1993; Altman, I., M. M. Chemers, 1980), the confidential, personal, social and general remoteness coincide with the spatial hierarchy of private, semi-private, semi-public and public spaces. It should be noted that this couldn't be taken granted since the relationship between the private and public spaces show variations with respect to cultural, social and individual variations. Especially in the modern dwelling concept, the public and private borders are more determined and less emphasize is given to transition spaces.

2.3. TRANSFORMATIONS IN "LEGAL/" ASPECTS FOR URBAN HOUSING

"House", as occupying different spatial categories in time, has always been in "privacy" borders. In modern society, "private space", described in "secrecy & privacy" borders, has been transformed in time. As Habermas has expressed in his book "The Structural Transformation Of Public Space", private space, as a concept, has transformed from imaginary platforms to concrete space. In order to understand and analyze the unit house relations in today's settlement these concretized spaces have to be understood.

The existence and the borders and boundaries of private and public space has been questioned by many different researchers. However, when the urban housing spatial pattern of today is examined it is understood that the design concept is working on a proper system. The imaginary spatial borders have been concretized and legalized in time with the help of the definite regulating practices. In the formation of the concrete spaces, the most effective standard is the "ownership law". So, in order to understand the urban pattern and in the context of this thesis, the coming together concept of the urban housing units, the Roman Law and the private property concept has to be examined.

The modern ownership understanding is based on Roman Law[5] and it is the liberal viewpoint that emphasizes the importance of private ownership. With this, the invisible borders formed in life and the "space" matched with their equivalence in physics and in concrete space[6].

While in Ancient Greek the admiration toward "public" was only possible with "action", in "modern", "money" replaces it and so this admiration becomes a spendable thing[7]. Besides, in Modern Period, labor grows so that it cannot fit into dwellings and slides to another dwelling, to a factory. Labor, becomes a current issue along with industrialization and technology. As the result of changing meanings of wealth and property, the function of the state starts aiming the protection of private ownership and its benefits. Dissolving of private within public results from the difference between ownership and wealth[8].

5 "Res Publica, are the materials that are appropriated for the common usage of populus (public), they are not submitted to privati (private) to the laws of private ownership, in other words they are Res extracommercium (Non-Commercial properties). For example Flumen Publicum (water belonging to public), Via Publica (Public Road)etc.,Habermas,1991, pp.62

6 Today, because of ownership concept, these areas are defined as "space", in Ancient Greek this area had an unphysical meaning as "sphere". Today demands of people on public properties come to the agenda with the term "privatization". On the other hand, usage of the term "nationalization" in buying some properties for the behalf of public in order for every citizen to have equal usage right, is related with "Ownership and space"

7 With Rousseau's Natural State approach, feelings like love, jealousy, affection began to be expressed freely, that belonged to "private space" till that time and were used in 18th century's literature and art widely. Widespread exposition of feelings caused "private space" in the meaning of "sphere" to extend in the field of "public" and the dark area (unlightened, un-public, unseen) Arendt wished to find is lost forever. Theodore W.Adorno best defines this impossibility (modernization at the sametime);

"Shelter, with its ordinary meaning is impossible, from now on. Traditional houses in which we have grown are unbearable. Today, the price of each comfort lived in those houses is betrayal of knowledge. Even to the tiniest sheltering feeling moldy rotlen-smelling of the family benefit mixes. Those modern functional houses constructed on a "tabula rasa" are life boxes produced for boring, tasteless people, and have no connection with the people living in them; or are factory buildings that entered into the field of consumption mistakenly. A person looking for a shelter in a real, old house actually mummies himself alive. An attempt to get away from our responsibilities of our own residences; to move to a hotel or to a pension makes the refugee conditions forced from outside seem as a wise choice. House is left behind". (Adorno, 1999)

8 With "private ownership" the "private space" loses its depriving properly. If anything is referred as "my labour" then it means belonging to "it".

In Roman law, in western cities the land ownership bases to "border" concept in the basic law principles. This border is a line with no thickness, which separates two legal facts like two private properties or one private property and a public space[9].

In 20th century, a legal issue - the "ownership concept" - is used as equipment in describing the public spaces and the transition spaces, semiprivate and public space, and those in between these[10].

"Ownership", as a determinant of the 20th century physical space pattern, is approached in two groups as private and public. However, the semiprivate and

9 In this quotation, there is a point that has to be emphasized. Today, the spatial categorizations and the thresholds, determined by "roman law", are easily readable in the cities planned according to modern city planning principles. But if the cities are read as if they are the sedimentary evidences of piled up ideologies, then the undefined, different thresholds can be observed. For example, if we have a look at Turkish cities, the spatial thresholds, which were valid in Ottoman period and were determined by Islamic law, can be still identified. "Islamic cities" and "Western cities", related to this concept, consist of oppositions in spatial transition. These oppositions are primarily caused because of the oppositions in their governmental systems.

First of all, we cannot talk about "public space" in Islamic cities. There are spaces under the emperor's, associations', their neighbours' or their common ownership but cannot be equated to "public space" because the regularaties to be a public space are not established as it is started in Roman Law, public space principles. The regularity in Islamic cities can be best understood by the classification of the road network in two legal categories. The road that is the common property of congregation and the dead end street which is taken as the common property of the ones living on that street, where the owners may have a control on the enterances to the street. This, dead-end street status is a very good example to show the importance of private persponal rights'priority on public space. In dead-end streets, there is no single type of ownership, each neighbor is the owner of the part, until the front door and therfore cannot extend his border to the street enterance without the neighbours' permission. As you go deep in the dead-end street the private space becomes the property of the last neighbour. In parallel with this movement to the deep of the street, the statusof the owners get higher.

Other than this, in Islamic cities "fina" concept substitues the "border" figure, expressing the articulated transition Yerasimos(1999) had explained this concept as follows: "fina" is a part of the common space and the priority of the towards another increases as the person moves close to his property. "fina", most probably comes from a latin word "finis" and is used as "fina" in most of the Greek pieces in Byzantine period, especially in the book called "the building story of Hagia Sofia and the ceremonies". When the stated conditions are combined together, no matter what the politic and geografic conditions are, it is impossible to have a city space governed totally freely under Islamic legals.

Unfortunately, the subject of thesis, as semiprivate and semipublic space examination in 20th century mass housing cannot be traced in legal dimension. However, in functioning manner, today's mass housings can be used for creating perceptual space borders/limits.

10 Bu bağlamda;

semipublic spaces, the transition elements in urban space, have to be included to this approach.''

Built "private spaces" can be examplified by houses, offices, factories and etc. whereas "public spaces" are streets belonging to public and plazas which are in free use of citizens. These two types of space cannot be separated strictly from each other. There are "transition spaces" accomplising these two which are also characterized as "semiprivate" and "semipublic" urban space[11].

The semi-private spaces belonging to a house are invisible from outside and are in a person's ownership, but cannot be used freely by the owner. The front garden in houses with gardens or the balconies in an apartment block are in a person's ownership but are the spaces where there is a public control. Despite this public inspection, it is (again) the semiprivate spaces where friends are found and social activities take place. A front door threshold or a doormat can exemplify the value occupied in these spaces, which are the last symbolic footprints in today's cities.

The semipublic spaces, on the other hand, are owned by a group of city dwellers or sometimes by governments. Atrium, common garden, parking lot, staircases and etc are all examples of semipublic space, which creates a different status for its users. An atrium of a group of houses, the common atriums in a building block or the dead-end streets have different meanings for its users. The semipublic spaces can also be defined as controllable spaces.

As a result the space use and the legal use are two concepts that should be distinguished. In another words, the spatial behavior or use of the space pattern does not necessarily coincide with the standardized legal patterns. In order for the functional the legal aspects to overlap and have a more integral relationship, the universal rules and standards should be evaluated with regard to cultural and social determinants as well.

---

11 bu tanımlamalar ile ilgili daha detaylı bilgi için bakınız;, TUBİTAK yapı araştırma enstitüsü yayınları, yay.no.U5 şubat, 1987

All these definitions are observable spatial articulations, independent from the legal framework (reconstructionable or not). Within the scope of the thesis, the spatial borders/limits and created relations in the borders will be questioned. The legally realized and ownership-related limits will be analyzed through the flat ownership principle that was legalized in mass housing areas erected after 1950. A research was carried out at a series of mass housing areas in the thesis. Under these titles, in the part related to Turkey, a more detailed discussion on flat-ownership and its pattern will take place.

CHAPTER 3

TRANSFORMATION OF URBAN HOUSING PATTERN IN TURKEY

With the arise of the modernization project in Europe; the world entered a transformation period. The social structure and the spatial organization of the Ottoman Empire and the Turkish Republic following it were all transformed. Some planning decisions were made to control the rapid growth. It is known that the industrial revolution caused this transformation and a new structure was formed in the social organization.

After the second half of the nineteenth century, the urban structure of the Ottoman cities started to be planned in a modernist framework. For this, the transformation had to be a programmed process and institutions akin to the Europe had to be established. The most important part of this formation was developing an urban planning project (Tekeli, 1999).

'Tanzimat' – 1930 Partial Planning Period: Importing of Modern Urban Housing Typologies

1930-1950 Early Period: Importing of Modern Garden-City Typologies

1950-1980 Urbanizing Period: Slums and Build-and-Sold Apartment Blocks

1980 – Liberal Period: Modern Satellite Cities (Mass Housing)

With the declaration of Tanzimat in 1839, the urban space and the housing spatial organization have started changing in parallel with the institutional and physical planning decisions. These were made in the expanse of the modernization project. With the declaration of the Republic, all the decisions were finally made to establish a modern Turkey. New and modern, public and private relations were displayed in urban plans.

3.1 TANZİMAT – 1930 PARTIAL PLANNING PERIOD: IMPORTATION OF WESTERN URBAN HOUSING TYPOLOGIES

When Tanzimat period, which is accepted as a periodical threshold, is examined, it is observed that the transformation process is in two channels. In the first channel, the Ottoman economy opens capitalist relations and tries to join in the market trading mechanisms. On the other hand, in the second channel, plans are developed according to modernization reforms succeeded by the fore coming directors (Tekeli, 1999). Commercial and financial sectors gained significance in this period. The impact of the industrial capitalization expanded worldwide (Bilgin, 1996) where as dialectic structure between modern and traditional was observed in Anatolia.

At Anatolian scale, modernization has expanded through seaport cities (Istanbul, İzmir, Mersin, Trabzon) and the railway network that makes a connection between these and the other settings.

In the city center, as pioneer, has started a spatial transformation. Modern and central work areas had started to be built near the central commercial areas in the classical Ottoman cities. New public relations by setting in the old centers had begun transforming the spatial concept.

The second important transformation is in the transportation concept. Cars, trolleys, steamships, suburban trains and other mass transportation have replaced the pedestrian based concepts.

The following transformation is the change in social layering as a result of the new economic relations and new organizational styles. With the formation of new social classes, row class based differentiation has started in addition to the nation-based distinction in housing.

The fourth transformation is the formation of social layering caused by transportation and population increase. Eventually the cities have expanded and the new setting areas by a new physical concept have started to “suburbanize”.

As a last change, the new life molds brought by modernization has introduced new urban standards where to have a modern public space, new land-use types had to be developed. In other words, this was to redefine the private and the public relations. Consequently, in Ottoman social structure, the "private area" and the "public area" had started to be redefined in different meanings. "Individual rights" and "ownership" institutionalization had been put in the agenda and class differentiation had begun to change the mold (Tekeli, 1999).

Following the decisions taken, the first planning acts had started to be applied in Istanbul. Von Molthe made the first plan study of Istanbul between 1836 and 1837 and parallel to this, the first zoning and construction regulations book named "ilmuhaber" was published in 1839. "Ebniye Nizamnamesi" in 1848 and the "Ebniye and Turuk Nizamnamesi" in 1864 which were valid all through the Empire were published consecutively for Istanbul. At last, "Ebniye Law" in 1882 came into force[12].

First prepared plans were scattered plans for small areas. These scattered plans were prepared after the big frequent fires in Istanbul. The plans were for rebuilding the burnt areas and for arranging new neighborhoods for the immigrants (Tekeli, 1995).

Eventually, the urban housing pattern has gone through a planned spatial transformation. With the changes in building technologies brought by the "Ebniye Law" the stone frames substituted the wooden frames. In the past, brick and stone were only used in significant public buildings due to their high costs. But they became a constitutive feature of the urban pattern with new residence types. This introduction of new technologies has caused a radical departure form the tradition (Bilgin, 1997b).

The proposed new building system and spatial organization simultaneously has started to answer the needs of the modern city - dwellers' life-styles and the spatial forms that correspond to these life-styles are parallel to their counterparts in the central states. The apartment blocks, row houses and suburban homes surrounded by gardens

12 For Detailed information; Tekeli, İ., The Development Of The İstanbul Metropolitan Area: Urban Administration And Planning, IULA-EMME, İstanbul, 1994

all manifest the typical characteristics that can be seen in a European city (Bilgin, 1996). (Fig.22, 23, 24)

The first characteristic that is common to all is the removal of functions like storage, production and commerce from the house. The second characteristic is the creation of specialized spaces for the sub-functions of habitation (sleeping, living, hosting, cooking, and cleaning).

The *yalı*s, which generally belonged to the higher rank Ottoman bureaucrats, is an exception in the suburban house category. They are solely dedicated to residence. On the other hand, they carry the traces of a traditional/local life style as reflected by segregated women and men's chambers and by planimetric design. This design allows for the central sofa to combine with multifunctional spaces (Bilgin, 1996).

Suburban houses with gardens are similar to their counterparts in Europe by being aligned along railway lines, creating a distinctive landscape and housing high income families. The suburban houses in İzmir and İstanbul differ from their counterparts in large European cities since they are only for seasonal use. This is a result of the conservation of downtowns. They do not undergo a transformation and eventually begin to be abandoned by the prestigious social groups and densely occupied by workers or the unemployed as in the West. As a consequence, the suburban houses were more a seasonal vacation residence rather than being a permanent one for the prestigious groups (Bilgin, 1996).

The apartment blocks and row houses inhabited by the middle classes were located in a nineteenth century baroque planning tradition. This was a hierarchical sequence of lot-building block-street square. The "Ebniye Law" widened the streets and created new norms and new definitions for the façades (Fig.25). The heights of the buildings and the techniques and hardware to be used in the buildings were used as an instrument to create this order. Family apartment is a variation in the typology of apartment blocks specific to the Ottomans. Like the standard apartment blocks, these family apartments meant being together more than one seed family less than one roof. They constituted an interesting partial solution between seed family and traditional family residences.

Fig. 22. Apartment Housing typologies in Tanzimat period Doğan Apartmanı-Pera, 1892 & Sarıca Apartmanı- Galata, 1902-04

***Bir Sadakat Hikayesi, Maçka Palas,* Ali Esad Göksel, Körfez Bank Press, 1999, p.113**

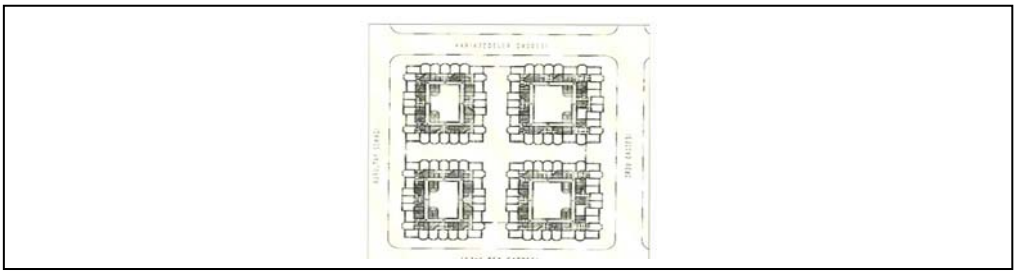


Fig. 23. Harikzedegan Apartment, Architect Mimar Kemalettin, Istanbul, Laleli, 1922,

Yıldız Sey *Tarihten Günümüze Konut Ve Yerleşeme*, Tarih Ve Kültür Vakfı Istanbul, 1997, p.476

Fig. 24. Harikzedegan Apartment, Architect Mimar Kemalettin, Istanbul, Laleli, 1922,

Ali Esad Göksel, *Bir Sadakat Hikayesi; Maçka Palas*, Körfez Bank Yay., 1999, p.114

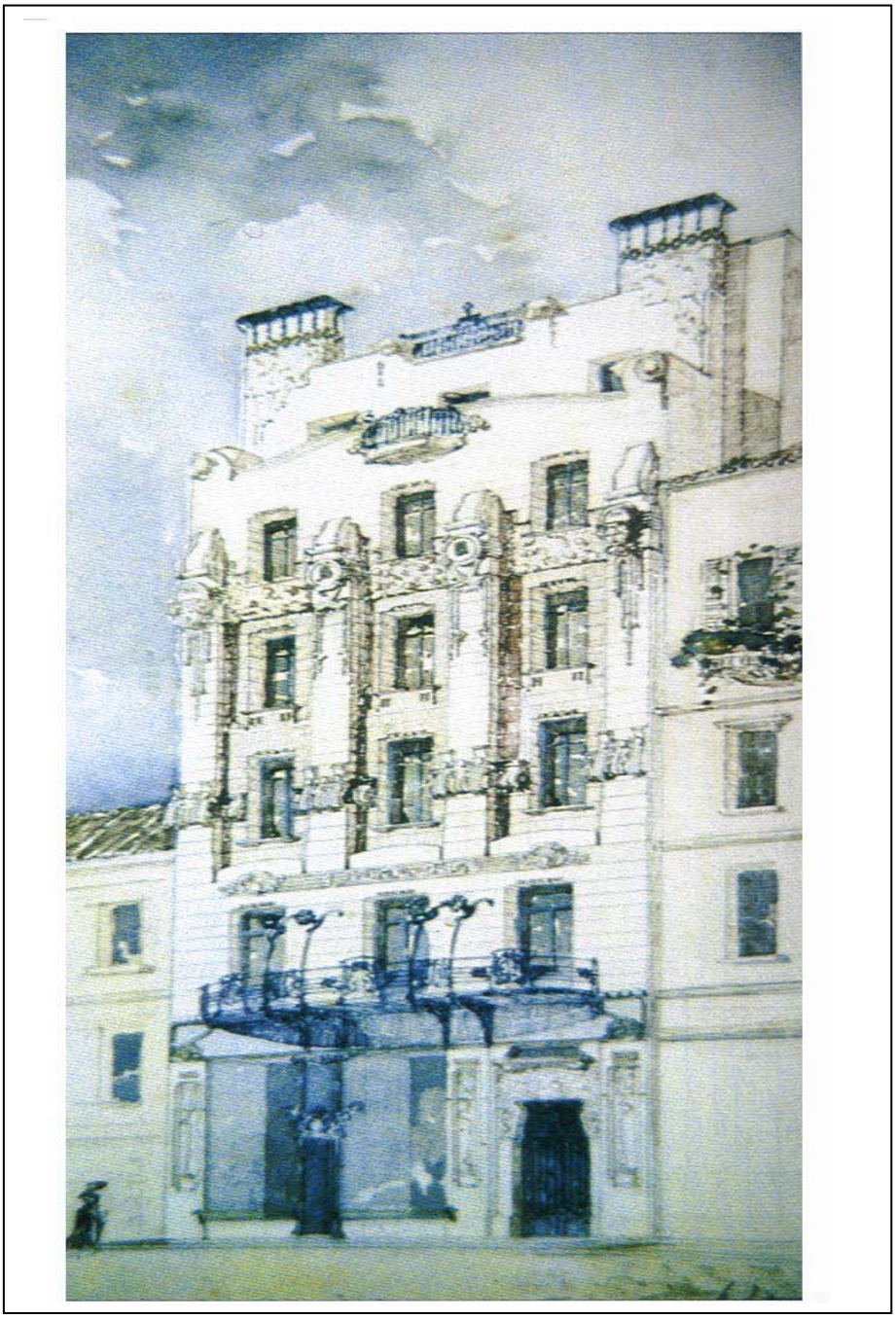


Fig. 25. Apartment Housing, Architect Raimondo D'aranco, Botter Aparmani, Tunnel, Istanbul, Tarihten Günümüze Konut ve Yerleşme, Yıldız Sey, Tarih ve Kültür Vakfı, Istanbul, 1997, P.474

Again like in the West, the row houses that are another aspect of the integrated urban pattern were usually created as a result of a collective initiative. The lodgings and ethnic and religious initiatives had been a primary source of the row house typology in the nineteenth century.

The row house and apartment blocks, which were initially adopted more by non-Muslims, have been widespread in time. This tendency that existed only in Istanbul in earlier periods was observed in Anatolian cities and especially existed in seaport cities[13].

In the meanwhile, in the professional publications, the multi-storied housing buildings were referred as "houses for rent" instead of "apartment blocks". For example, the "house for rent" projects were widely published in Mimar/Arkitekt magazine between 1931-1950. Compared to today's criteria, these projects can be thought as moderate buildings, but those were the largest scaled investments and were the most inspiring buildings of design, technique and construction societies.

3.2. 1930-1950 EARLY PERIOD: "GARDEN-CITY" TYPOLOGIES (LODGING HOUSES)

The 1930-1950 period can be named as "early period". In a scale above, it may be called as a period in between two wars as a period of indefinites (Bilgin, 1996). In Turkey scale, it is the period of foundation of Republic and the industrialization by one-party governed state. With the foundation of Turkish Republic a more planned and rooted transformation has started. The declaration of Republic was determining the frame of the modernization project. The general planning decisions had to be taken and the spaces for modern relations had to be built. With this manner, the meaning of urban spatial organization has been transformed (Tekeli, 1999). (Fig.26, 27)

13 Here, if we have to give an example to the row-house and apartment block typologies, the best example for the row-house typologies built in Istanbul since the second half of the nineteenth century is the "Akaret row-houses", built in Beşiktaş in 1870. These were built for Dolmabahçe Palace workers, were also the first housing estate examples of the period. For the apartment block typology, the "Harikzedegon apartment blocks" which were built for low-income people who had lost their houses after the fire in 1918 can be given as an example. These blocks recall the Guess housing site approach: 4 apartment blocks around a central atrium composed of various flat sizes.

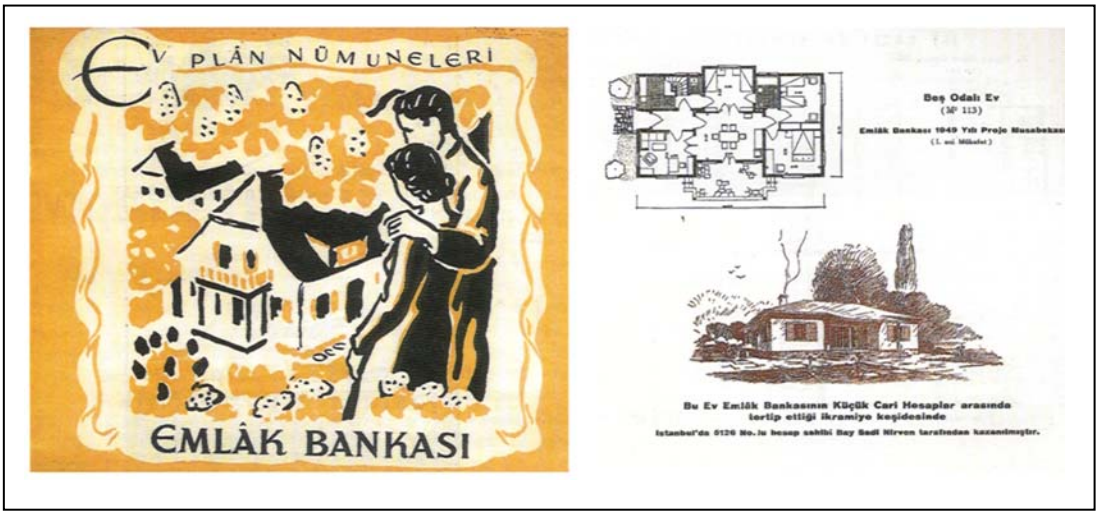


Fig. 26. Emlak Bankası Advertisement in 1949

Ilhan Tekeli, Türkiyenin Konut Politikaları Üzerine, Arredemento Mimarlık , 1998- 03,p.70

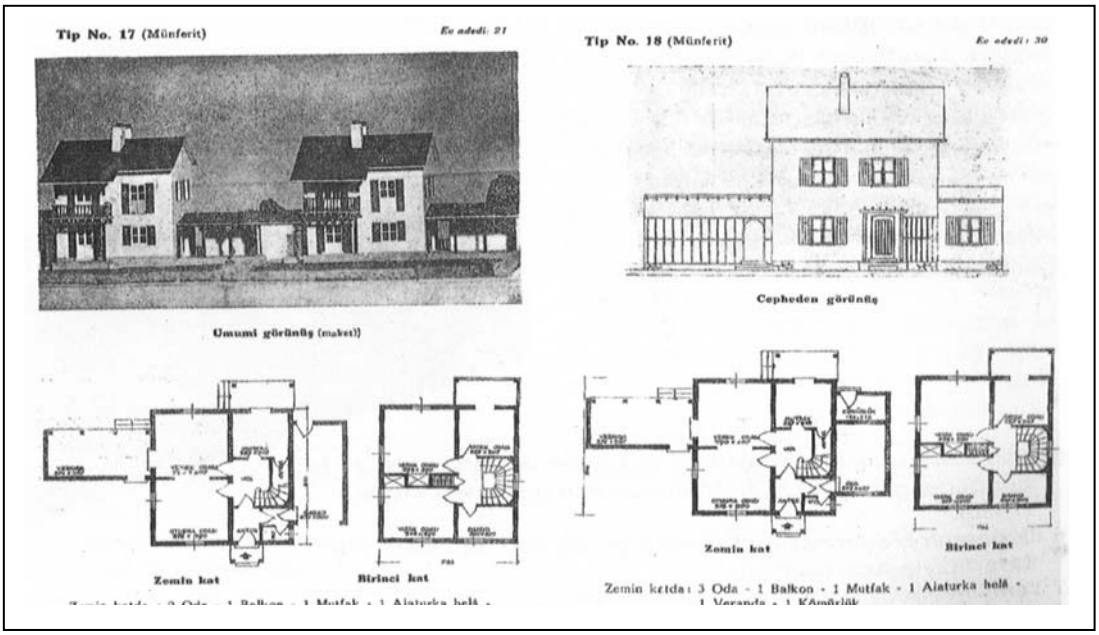


Fig. 27. Modern Housing Typologies In 1950's

Ilhan Tekeli, Türkiyenin Konut Politikaları Üzerine, Arredemento Mimarlık, 1998- 03,p.71

In this period, the most significant spatial development has been in the shift of the center of economic and political activities from Western to Central Anatolia. The first decision taken affecting the macro scaled spatial geography was the transfer of the capital to Ankara. Related to this transfer, "Ankara City Zoning and Construction Planning Directorship" was established and a plan covering the whole Ankara with details was prepared (Tekeli, 1998).

Following this law, five laws were erected in between 1930 and 1935 that had replaced the Ottoman laws and presented a new institutional order. These laws were 1580 numbered Government Law" and 1593 numbered "General Hygiene Law" in 1930, 2290 numbered "Building and Road law" and 2033 numbered "Government Expropriation Law" in 1934 and finally the 2763 numbered "Government's Zoning and Construction Planning Council formation law in 1935[14]. These laws enabled the realizing of necessary laws for the technical conditions in zoning and construction plans. More over, the system formed by these laws has carried out the Republic's manner on city management and city planning far after 1980.

The reason of the second significant spatial development was the transformation of the accumulation obtained through commercial agriculture into industrial investment through state intervention. In other words, this was the establishment of railway network in Anatolia to sustain a more extended system. After primarily determined country borders, the open-ends of railway lines which belong to different regional economies were tied together in Middle Anatolia; this strategic transformation has led the Anatolian cities gain importance and undergo a transformation.

As a consequence, the seaport cities have left their places to medium and large scaled Anatolian cities before the new house settling styles evolved. Therefore, the dualistic structure between the modernizing and the traditional, which had much influenced the previous period, has continued its dominancy. (fig.28) However, the opposition between the international seaport cities and the settlement pattern left behind

14 For more detail information you can look at: Tekeli,İ. - Ortaylı,İ., Türkiye'de Belediyeciliğin Evrimi, Türk İdareciler Derneği, Ankara, 1978.

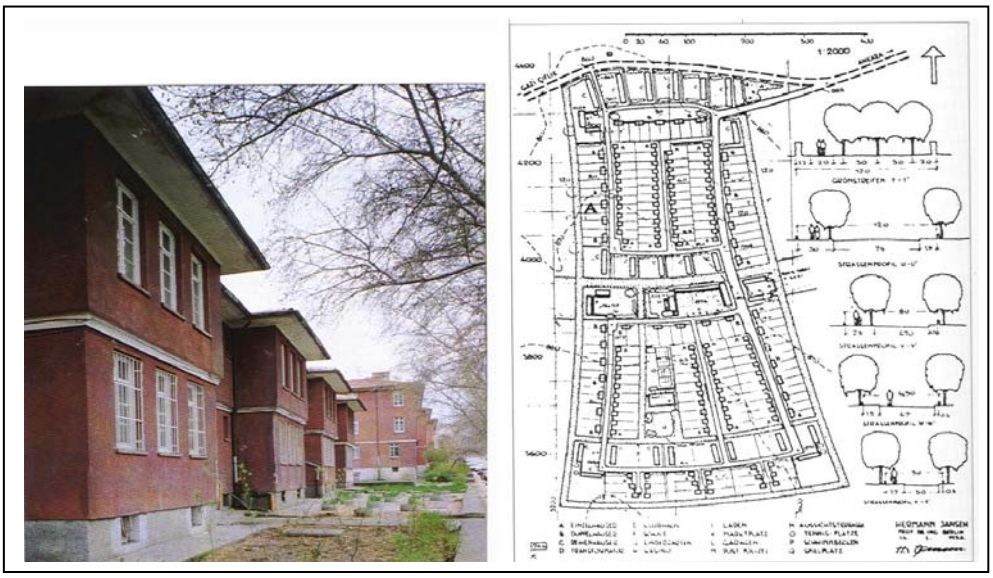


Fig. 28. The Dualistic Structure Between Modern And Tradition,
Ankara Saraçoğlu Mahallesi And Bahçelievler Housing Cooperative, Architect Herman Jansen, 1936,
Tarihten Günümüze Konut Ve Yerleşme, Yıldız Sey, Tarih Ve Kültür Vakfı, Istanbul, 1997, P.482

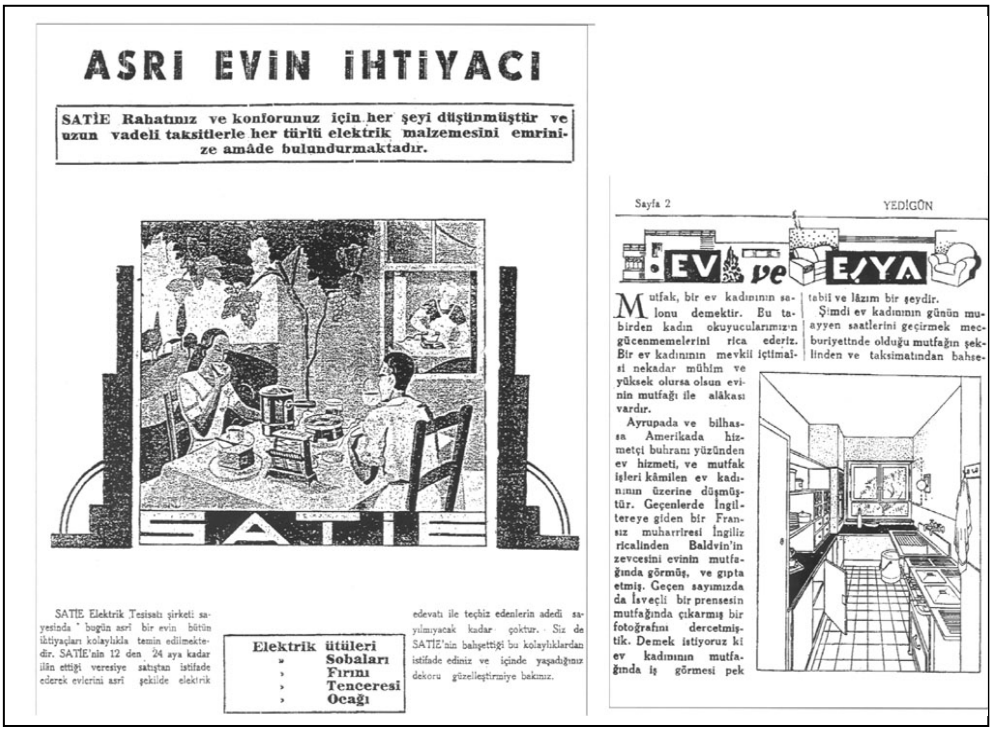


Fig. 29. Modern Housing Typologies,

Sibel Bozdoğan, Modern Yaşamak, Erken Cumhuriyet Kültüründe Kübik Ev, Tarihten Günümüze Konut Ve Yerleşme Tarih Ve Kültür Vakfı, Istanbul, 1997, P.325

has been transformed into a contrast between urban and rural settlements (Tekeli, İ., 1998; Bilgin, İ., 1998).

When one takes a glance at the styles of house presentation, he observes that apartment blocks, which appeared during the previous period, spread throughout central Anatolia. The first presentation style, which was called mass housing in the West, was lodgment. These houses were similar to those in England and continental Europe, but with one difference. Enlightened capitalist to reduce the labor cost and to create a factory community in the early industrializing countries formed the lodgment house settlings. (Fig. 29) But here the state leading the industry took the initiative for a primary goal of making a contribution to the creation of a modern society as a form of coexistence and cohabitation. Therefore, these settlements carry out the modernist lives of their period (Bilgin, İ., 1998).

While these settlements were desired to alter the living standards of the workers, they were also hoped to make a positive impact on the development of the urban space. As a different method than the traditional housing pattern for neighborhood solutions based on a specific land division understanding, it is observed that there is a change in the character of house surroundings in parallel to the western developments (Eyüce, Ö., 1991). (Fig.30)

The second mass-housing model adapted from the west during this period was the cooperative. This institution, which was developed as a form of solidarity by those who experienced housing shortage, was adapted as a part of the new state's modernization program. Unlike its western counterparts, it produced propriety house that has existed in and after 1960s. Through these houses, the cooperation activity has spread[15].

15 If we have a look at some cooperatives after the declaration of republic it is seen that "Bahçelievler Cooperatives" and "Güvenevler Cooperatives" are the first examples. In 1944 "Employee Housing Law" for building the houses for ministry of public works was made which also gave a start to building of "Saraçoğlu Neighbourhood" .It was a significant mass housing project involving 434 housing unit. Unlike the neighbourhood created in Bahçelievler and Güvenevler Prof.Bonatz designed by grouping the land division, aiming to make economics in construction budget. Unfortunately, because of the design related reasons, the houses thought to be cheap and serve for normal incoming people could not reach their goal.(about 83% lost space not able to gather, the services etc.) For more detailed information look at Eyüce, Ö., 1991 and Architect,N.3-4,1946.

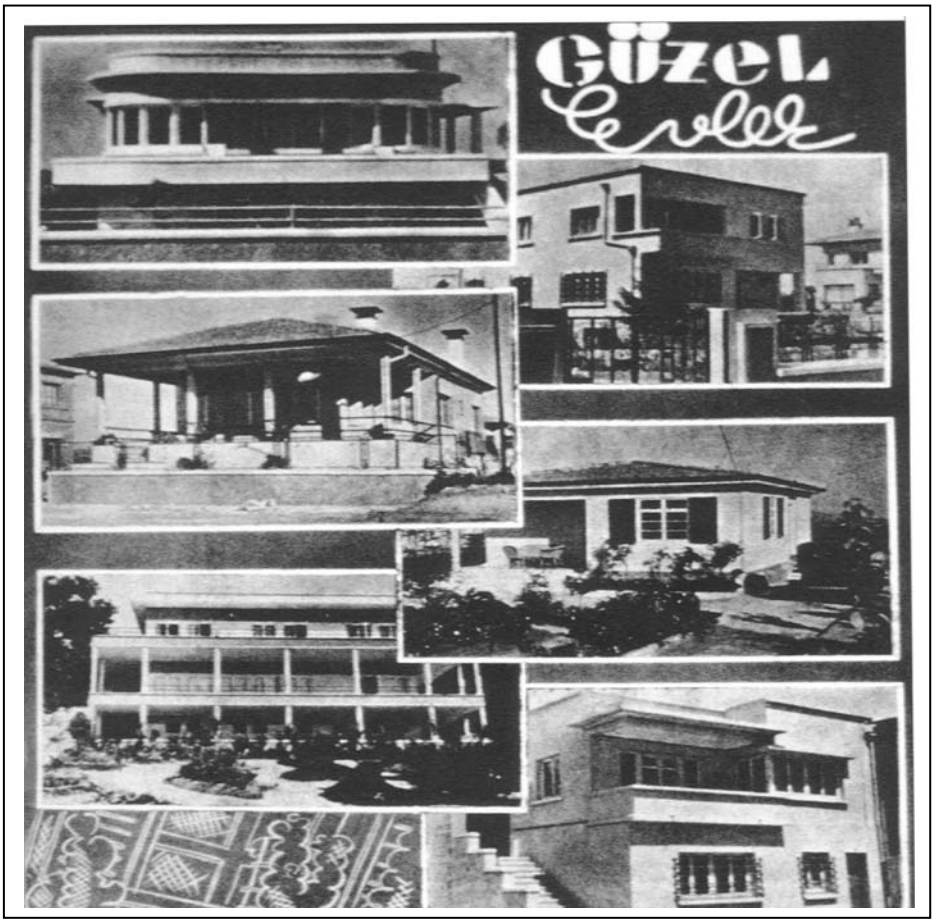


Fig. 30. Modern Housing Typologies,

Sibel Bozdoğan, Modern Yaşamak, Erken Cumhuriyet Kültüründe Kübik Ev, Tarihten Günümüze Konut Ve Yerleşme Tarih Ve Kültür Vakfı, Istanbul, 1997, p.325

Another cooperative is "Kozlu-Coal-Work Worker Settling" by Turk-İş in Zonguldak. It is a better project with houses, administration building, sport areas, primary school and lodging for singles. It is designed to answer the needs of a society. For more detailed information look at Eyüce, Ö., 1991 and Architect, N.1, 1936.

The foundation of Sümerbank factories and the great need of housing around these was an important fact that has to be emphasised. As a result of this shortage, a housing program and a worker neighbourhood was created in the cities around the factories. The realised projects were designed appropriate for the nature of the area and material capacity of the site. Some of these are:

*two floored houses in humid areas: As in Ereğli example

*row houses if the site is wide enough: As in Karabük example

*apartment block if site is narrow : As in Hereke example

*stone walled and houses without plastic are built if there is a stone quarry: As in Kayseri example

With their few stories and location in low population density areas, both lodgments and cooperative settlements are square shaped as the garden city tradition. They could allow all kinds of different emphasis, ranging from the picturesque/rural versions to the more fordist/rational versions. In this period, building employee's housings on different levels was a solution for the housing problem of the new capital, Ankara. For the new settling areas, in parallel with the modernist plan understanding, houses with gardens were proposed. Another reason for this proposal was the land divisions being the smallest issue that may be concerned in ownership until 1950s.These proposals were the reflections of the "garden city" utopia, which were developed in Aegean region (Tekeli, İ., 1998).

3.3 1950-1980 URBANIZATION PERIOD: "SLUMS" AND "BUILD-AND-SELL" APARTMENT BLOCKS

The third period between 1950 and 1980 is the "Urbanizing Period". In a seal above, this period is deferred as the exporting of industry, technology and capital (Bilgin, İ., 1997b). Turkey has been one of the countries that are mostly affected, therefore, the period after 1950 has been the turning point of the modernization project that has been in process since the beginning of the 19th century. Through this formation, modernization has gained a complete character rather than being a partial and outstanding development.

One of the significant facts that enable this situation is the unification and homogenization of the national market (Keyder, Ç., 1993). This can be sustained by the development, spread and standardization of men and property transportation because modern society is always primarily settled on a high movement possibility. Just as railway network had determined the previous period, the spread of highway network determines this period.

Starting from 1950s, there has been acceleration in urbanization process in Turkey. There was also an increase in population and a gradual decrease in house demands. With rapid urbanization and keeping constant the amount of represented development area, etc., an increase of site costs appeared. As a consequence, middle-classed people lost their opportunity of building on a single parcel. The increasing

population and their collection in dirt western centers created a housing demand that can be compared neither in quality nor in quantity with the previous periods. The condition created by this shortage shows correspondence with the housing problems faced in industrializing western cities in 19th century (Tekeli, İ., 1981;Bilgin, İ., 1996, Sey, Y., 1998).

This new orderly housing demand has been replayed by three different presentations, which carry different settlement properties. These are built and sell squatter house and cooperative house presentation methods. (Fig.31)

First of these is the built and sell production, which takes place in the existing development areas in the cities and in these cities' near development areas. Build and sell presentation method was released as a solution for the division necessity of ownership by Flat Ownership Law (Balamir, M.; 1994; 1996). In 1948, a solution for this problem was searched with the book named "Flat Ownership" by Ebul'uha Mardin. As a result of solving this problem in 1954, the development in the presentation of build and sell houses and cooperative houses eased and fastened. With the "Flat Ownership Law" declared in 1965, the period that had begun in 1948 ended.

Although "Flat Ownership Law" had a different house presentation method, it has able a rapid production of "apartment block typology". As a consequence of the legalization of flat ownership concept in 1965, speculation upon the parcels took place. This was due to the inspiration of laws for single ownership and ignorance of the parcels because of the greatness of the investments comprehending apartment blocks with many housing units. At small sites, which are left over in the cities, a different typology developed with the help of changing ownership opportunities. This was highly dense apartment blocking which is also not well developed in infrastructure (Eyüce, Ö., 1991; Adam, M., 1978; Özdemir, S., 1994). Despite all these unsatisfactory conditions, build and sell presentation methods have quickly accommodated Turkey's social constitution and 40-45 of the housing stacks possessed this mechanism in attraction centers.

The build and sell production was reflected to the urban forms as block order and detached order. In the case of apartment blocks where building permits were

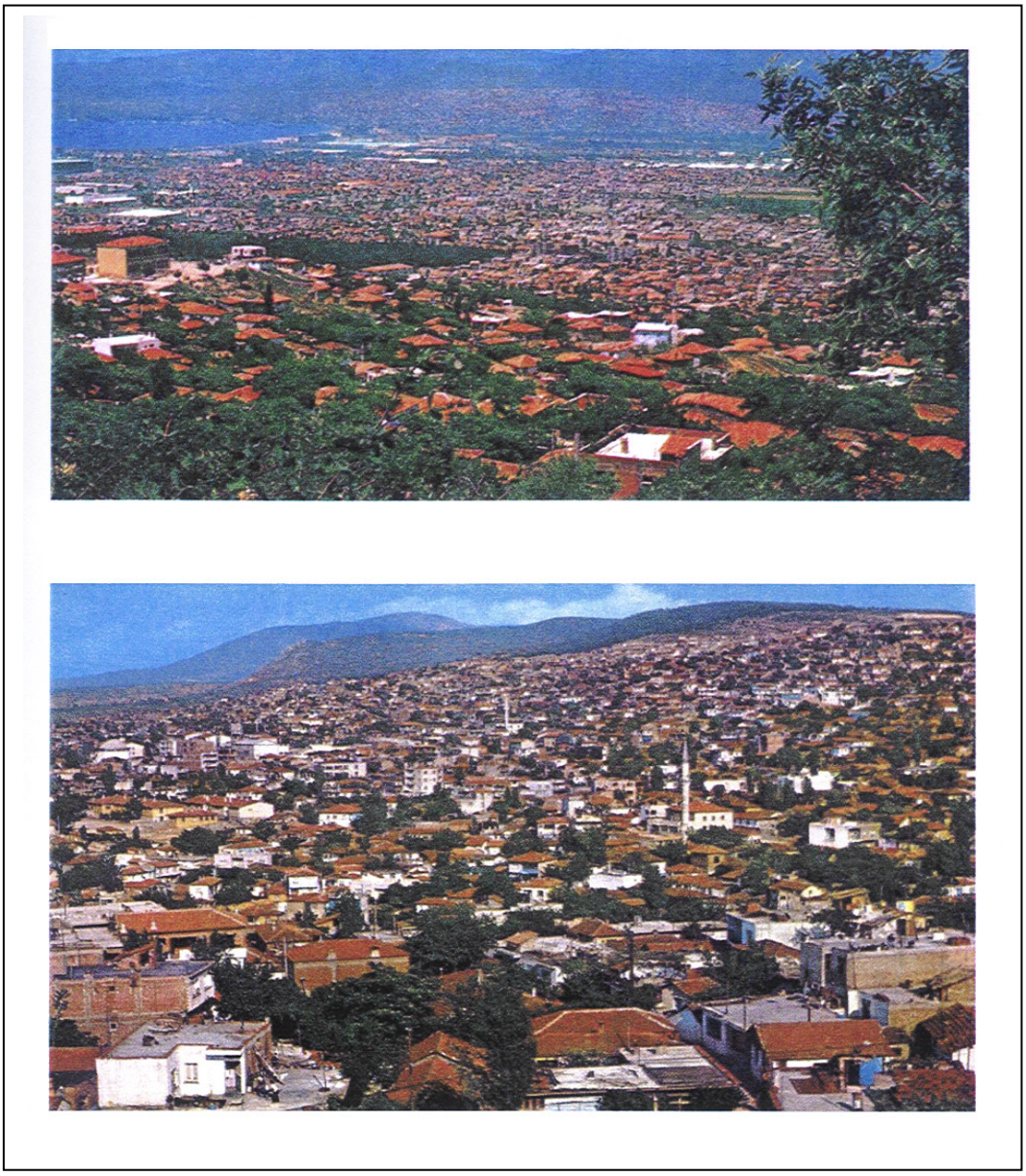


Fig. 31. Squatter House Districts, Altındağ and Gültepe Regions, Izmir, 1970's

Hülya Koç, Cumhuriyet Döneminde Izmir'de Sosyal Konut Ve Toplu Konut Uygulamaları, DEÜ Mim. Fak. Pr., 2001, P.108

indecent to the height of the building, no homogeneous and holistic structure emerged. No restriction was imposed on the lining and rhythm in the third dimension unlike central European cities. The detached building order, on the other hand, has formed a settling pattern by the lining of buildings with no distinctive features on equal sized lots. But this kind of lining could not succeed on the lots with different sizes. The apartments are built according to certain basic planimetric designs in the detached and block orders of built and sell housing. The designs are not determined by the priorities of a particular design discipline but rather by the intuitions that the undertakers of the building project had developed. These apartments built by small production techniques were constructed by unforced concrete frame with traditional bricks.

The second major slice, which makes up 40-45 % of all the urban houses built in this period, was produced through an illegal form of presentation called 'squatter house'. "Squatter Housing" has undergone changes in time and created its different forms. Therefore, the process has many variations. The small amount of capital accumulation and application conditions of the house has necessitated the building to be built in minimum living program (Tekeli, İ., 1982; Keleş, R., 1990).

The squatter house builder has to find a place primarily. The sites found in the 1st years were mostly state lots. After some applications, these builders started to pay some money to the forces that were in charge of these lots. Following this, the squatter house owners built houses on the lots whose deeds they owned at least partially. Through this application, the squatter house builders started making great amount of payment for the lot for which he had paid nothing before. But, in turn, the risk of the distraction of the houses reduced in time.

The squatter house builder, as a feedback of his capital accumulation rate, would enlarge his house, comfort the building according to the needs and rent it after a certain stage. Besides continuity in building activity, the owner would try to legalize the house and benefit from the infrastructure services (Tekeli, 1982).

The houses produced by this presentation style are mostly single houses suitable to addition type of development. The location of this type of settlement was the areas around factories, which were not declared for to utilize as housing areas. These

settlements were created on flat terrains or lands with a mild slope. They developed both vertically and horizontally, and eventually juxtaposed with each other to form huge apartment blocks by building amnesties. Since the contractions were carried out with insufficient accumulation, the quality of constructions was poor. However, the quality of space organization, size and architectural elements was close that of the middle class.

The third presentation style, which accounts for about 10 % of all housing, in this period is the cooperative production. Cooperatives producing single houses until 1950s have based their activities on the idea of sharing ownership concept. The significant reason of this was the lot being the smallest unites. The lot would be a subject of independent ownership. It is known that the cooperatives, which were built as storied single houses in application, used one floor for themselves and the other is for rent (Özüekren, Ş., 1996). With the change in Deed Law in 1954 and the application of Flat Ownership Law in 1966, the apartment block production has rapidly spread in cooperatives.

Another positive development for cooperatives that took place in 1960s is titling the cooperatives, which had been formed according to "Commercial Law" since 1934. The demand for an independent "Cooperative Law" was first stated in the "First Turkish Cooperative System Conference" in 1944 (Tekeli, İ.1995; Özüekren, Ş., 1996).

The response for this demand was finally given after a 25-year hold, with the 1163 numbered "Cooperative Law" in 1969. The law released a clear increase in cooperative numbers. This was reflected to the urban space by the spread of the apartment buildings that are influenced by Flat Ownership Law (Özüekren, Ş., 1996).

Another reason for the increase in the production of apartment houses by cooperatives is the increase in the list prices because of speculative tendencies. The lots out of settling areas were first bought. Then, they were sold with higher prices. The lots were very expensive in the settling areas. The cooperatives were mostly settled away from these areas. After 1950s, the cooperatives had to buy the lots from the speculators and they paid great amounts for this action (Özüekren, Ş., 1996; Şenyapılı, T., 1998).

The cooperatives, which were lucky enough to have expensive lots in and around the central areas, were violating the zoning and construction planning regulations or were forcing for the extension of the construction areas. On the whole, the need for reducing the cost of the lot accelerated the shift from single housing to apartment.

Then, the cooperatives consisting of 30-40 participants decided to build apartment blocks. As a consequence, the cooperatives were continuously increasing the density and were growing by addition without leaving any in-between space. Although cooperatives were a small percentage of 10% in the production process, they had a great a contribution to the urban panorama. However, this development process decreased the living standards in the cities. They were also forming settlements where the cooperative members had no social activity spaces for public relations (Özüekren, Ş., 1994; 1996; Şenyapılı, T., 1986).

It is frequently observed that the house owners mostly build the parking areas and the kindergarten in the cooperatives after the house building activity is over. Therefore, the final product cannot be distinguished from its counter parts in settlement after the cooperatives finished the building of houses and individualized the ownership. These houses did not have the reflections of this specific presentation type (Özüekren, Ş., 1994; 1996).

Within this frame, he mentioned presentation type helped a specific group of people own property. These were regularly paid groups with well-adapted credit opportunities and lot prices. The only difference in cooperative from the land-division presentation has been the form of settlement. Cooperatives have usually had a form formed by the reputation of apartment blocks built in horizontal and vertical axes. The greatness, spatial organization and the hardware of the housing unit were also like the middle class apartment standards (Bilgin, İ., 1997a; 1997b).

3.4. AFTER 1980S' LIBERAL PERIOD: SATELLITE CITY CONCEPT AND MASS HOUSING TYPOLOGIES

The period following 1980s was named as "Liberal Period". The first general characteristic is the trend towards an industry defined by communication and electronics instead of a mechanical industry. The second is the conditions for economic and political integration with the world seem to be changing. In the vernacular scale, the use of worldly standards in communication technology is observed. In addition to this, a removal from substitutive importing of industry took place and liberal money politics and exportation had become important. Related to this, a great growth has started centered in Istanbul and covering the whole east Marmara region. This was an expected consequence of change. This area had the greatest potential for establishing relations with the world.

If we have a look at this result as a housing presentation style, it is observed that the housing presentation styles, which are based on small-scale production systems, are plugged. But in 1963 with the foundation of DPT (state planning institute) and development plans, the state had entered a new duration. Between 1963 and 1990, five-plan period had lived and the 6th plan has started. Each plan had brought new approaches for the housing problem.

In 1963, with the first five-year development plan, the ministry of housing and development accelerated his studies. The ministry has started working for solutions for squatter housing problem and for the law that will provide opportunity to own houses in comfortable conditions. The housing problem tried to be solved by credit system, which gathered the small accumulation of individuals with the public financial opportunities. As a result of this achievement, 8688 houses were built and shared until 1973, but this much was not enough to cover the housing gap (Tekeli, İ., 1991; Eyüce, Ö., 1991; Koç, H., 2000). Gradually after this year, "mass housing presentation style" has professionally demanded (Tekeli, İ., 1991).

"Mass Housing'', as a word in Turkey, was first used in a administrative passage in the 2nd development plan in 1967. In this piece, the state had stated his demand for using housing as a solution for housing problem. Despite this, the mass housing concept

was legalized in 1981. When it was used in 1967, it was indexed as a new living style rather than answering the demands for house. The main reason for bringing this settling concept and house presentation style into the discussion platform is making use of new technologies in house production and establishing a new development phase. When the 1st examples are examined, it is observed that the projects are more for realizing new living styles than using new building technologies.

In 1980, there were about 300.000 houses unfinished so as the mass housing law was made. The first funds were given as individual credits to finish the houses. The funds were not use for mass housing. The lot costs increased a lot more than the house costs, so this made it impossible to re-generate the built and sell community. Distract and built activities in the old prestigious, city centers were mostly completed. The local governors did not let the urban lots for building activity by preparing their zoning and construction plan and building its infrastructure most of the time. As a consequence, the private groups felt a necessity in moving out of the urban areas. This movement out from the urban borders is impossible by small-scale projects. (Fig.32)

Fig. 32. Modern Satellite Settlements-Mass Housing Projects,

EVKA 3, IZMIR, 1980'S

Hülya Koç, Cumhuriyet Döneminde Izmir'de Sosyal Konut Ve Toplu Konut Uygulamaları, , DEÜ Mim. Fak. Pr., 2001, P.284

At this point, mass housing came into agenda to revitalize the housing activity without concerning the quality for living style (Tekeli, İ., 1991). Following this, in the examination of the applications, it is observed that the period can be grouped according to different titles after 1980 (Koç, H., 2000). Koç groups these according to five-year development planning periods. The period in which the Mass Housing Funds are transferred to budget, the period in which different regulations are applied, and the period when the mass housing and public sharing unit is divided as mass housing units. The duration between 1988 and 1991 is thought as a transition period and the applications are divided into few periods.

In the 2487 numbered law, the method in house production and the scale as "mass" were decided. Where as the greatness, the choice of place and the decision on priorities were given to the money savers and the law-incoming people who do not own a house. In addition to these, the areas of the houses were limited to the 100 m^2 and the arrangements on the demand were left to cooperatives. The law, on the other hand, proposed a detailed application regulatory about the mass housing surrounding space and an administrative unit for the management and repairmen of the buildings planned to be built in time (Koç, 2000).

However the 2487 numbered law has had several criticisms, which were mostly about the scope of the companies defined as mass housing foundations. The essential problem preventing the application of the law was the budget transferred to state housing funds being under the foreseen amount. The problem of organization of the cooperatives can also be added to this.

New regulations in housing sector came to agenda with the new government after the elections in 1983. This time the law was numbered as 2985 mass housing law. The fund was a mass housing fund, which was found of sources out of the budget (alcoholic drinks, tobacco products, abroad exist, the funds from the exported products by Turkish state liquor and tobacco monopoly and etc). The practicing company was the mass housing and public share administration (TKKOI). The practicing company, TKKOI, was to study on three main areas as the financing of the house investments, the financing of energy and transportation investments and the subjects about privatization (Gültekin, 1988; Koç, 2000).

Despite all these, it is very difficult to follow the traces of a social housing policy. The reasons of this difficulty are the increase in the area of the houses between 1984 and 1989 to 150 m^2, given credit opportunities to the house owners not having a preventing law on giving credits for second houses, the credit circumstances for the inside and the outside of the housing site not being precisely separated, not having definite priorities for the settling areas (about the population size of the cities or about the geographical conditions), supporting the individual housing even though the law was made as "mass housing", and making different acceptations on the greatness of the project that may be supported or on as "mass housing" regulations that go through a change almost every year, complicate the trace of the priorities on public house politics. When having a look at the subject from the difficulties' point of view, it is seen that the main goal is to enliven the construction sector and gradually the economy.

In this period, despite a definite quantity progress, the quality of the produced houses and their surroundings were usually subjected to criticisms. When the housing projects being formed by housing cooperatives is recalled, it the results might be as follows: Mostly the middle and low incoming people benefit the credits. However, because the main goal purposed is to enliven the construction sector besides the high quality houses responding to users' demands, the number of the houses produced came to fore. One of the main reasons of this is to make the Mass Housing and Public Partnership, which is expected to form the public mass housing politics, to take a role in deciding mass housing areas, aerating a high quality and controlling system on houses[16] (Koç, 2000).

1988 was a turning point for funds. There has been a deductions and transfer from the funds. Related to this deduction, there were changes in the house size and the credit ratios, which were determined by the regulations in 1989. The area of the houses reduced to 100 m2 from 150 m2, the credits were not elude to the ones who owned a house in the same settlement and who want to own a second house. Pre- accumulation was required in order to get a credit (Keleş, R., 1993; Koç, H. 2000).

16 This is concluded from the regulation published in the 17.3.1984 dated official newspaper.

The year 1990 was an important period for the redefining of the institutional structure of the administration. The T.C president mass housing and public administration presidency, which was found in 1984 separated in 1990. Also in 1990, the whole funds were transferred to the budget together with the establishment of mass housing administration[17]. In 14.11.1992, the relation about the Mass Housing on Municipality Lots, it's urban space formation and its crediting got into progress. The definite choice in the regulation is the unified concern of the site, technical infrastructure, social spaces and the environmental space design with house production.

In this period in crediting, more special credit conditions were attained such as a decrease in the construction level ratio and an increase in the credit limits, in cities with priority and GAP (Southeastern Anatolian Project) region. These priorities can be interpreted as the reflections in housing regions as a result of the regional studies in public housing politics (Koç, H. 2000).

Generally, after the housing politics being stated and when the mass housing project' production technologies are examined it is concluded that the building process has to be realized by a technology that has a multi production capacity. Therefore, an exchange between the traditional house building technology and the industrialized construction technology is foreseen by this technology burst, a more orderly and controllable construction site organization and especially a more rapid house production are planned.

In this presentation style, the coordination of the activity scheduling has great importance. Before the settling of the middle class on a new site, all the infrastructural and service needs have to be organized. Despite all this, the 1st new comers have to make sacrifices for creating a group consciousness.

The presented houses are designed more for increasing the transfer quality instead of the use quality that was worthy in build and sell period in which the owner

17 For a more detailed research on the causes and results of the fund transfer look at Koç, H.2000,İzmir.

was known before. Here, there is great variety in types that also bring choosing opportunity. This is due to the large amount of production.

When the mass housing process that develops by cooperatives is examined, it may be stated that first the building cooperative has to be formed. Later, the site has to be bought. If the site is not in a settling area, the positional plan has to be made, then, this plan needs to be approved and house plan has to be designed. Finally, parallel with the construction, the urban infrastructure has to be made. The owner of the house would start living in after the stated steps are taken. In these housing areas, which are out of the settling areas, the multi-floored apartment blocks exist more than the single houses.

Mass housing production is one of the house presentation styles that many decisions are taken and applied about, in this period. The greatness of the house production number and gradually the scale and the quality formed by the inside and outside house uses, distinguishes this form of house presentation from the others. This privilege will be analyzed in the scope of the thesis under the heading of house- house relation. It involves the spatial potential where the existence of the spatial pattern is questioned. This form of house presentation takes a start from and unified settling concept and finds its spatial response in house/house close environment relations. In the fourth chapter, the mass housing areas projected and applied between 1980 and 1990 are examined under the stated and related conditions.

3.5. EVALUATION

The urban house presentation styles, which create recent Turkey's panorama and their reasons for transformation has been examined. The urban house, which broke out from its context because of the planning decisions taken in Tanzimat period and wrapped with a different urban pattern, has started to be designed by a new and modern concept with the early republic period. This urban house was related to earth in a different manner, which also broke out with the earth by flat ownership law and differently transformed. The modern settling concept and the typologies developed in parallel (garden city and satellite city settling models and the house presentation styles in parallel) are interrelated with land within a new perspective. The house-house relation, house /house or in other words the house –earth relation have been assembled

in another plane. Public-semipublic and semiprivate-private space relations, named spatial pattern or hierarchical design, have been disintegrated.

If the urban houses in Turkey are examined generally, the reached point can be stated as “apartment blocks” that may be named as “urban house” after 80s, but continue its transformation in a “metropolitan” scale. This building type that respond to different technologies and to groups with different salaries can be either built by traditional techniques or by prefabricate production frameworks of luxurious mass housing areas.

Related to these, the modern planning decisions and the legal sanctions are comprehended to be the primary reason for the bolding activity the private and public relations that transformed in time have been defined in physical space by the help of legal standards. In deed the basic of the transformation is the problem of ownership fragmentation. The traditional building system has been transformed and the ownership relations have been redefined according to modern living conditions. And in accordance with ownership with the private and public space have redefined and new spatial borders have determined. In this chapter a more detailed study is thought to be given about the legal standards that were stated in general.

In accordance with the modern urban planning decisions and with the aid of the ordered ownership relations, the individuals became significant decision making units. In addition to this, the individuals’ relation between the urban space distribution style and control influence have became clearer (or in other words, the spatial units subjected to ownership right) (Balamir, M., 1975; 1994). If the total ownership right in a urban space is taken as a variable as the numerical values increase many problems of the order have became harder to solve which gradually increase the urban planning and control problems.

In other words, individual with different designs can take place next to each other in a space and related to this, as the ownership density increases, probability of matching of different attitudes increase. Therefore, for a harmonious urban development, different design problems have to be created (Balamir, M., 1975). The necessity gathering different designs that will be developed on a common plane, leads

to a control problem. Having all these in mind, urban planning is to suggest zoning and regulations for construction plans, to form various planning institutes and organs that are appropriate for different countries' socio-economic system, to understand and equip these with new legal forces (Aydemir, Ş., 1997).

In Turkey, the "zoning and construction planning laws" are the most effective legal regulations in the change and transformation of the city. Especially, the urbanization in 1950s and the acceleration of zoning and construction activities caused the 6785 numbered "Zoning and Construction Law" to be made. This law is the first of the two important legal thresholds that are depended on the zoning and construction planning law. In order to understand the formation criterion of İzmir mass housing areas, these legal regulations have to be discussed more.

With this law made in 1956; planning, building, control and registration book subjects in the municipality borders and compelling areas are all founded. The legal regulations necessitated from the changing and developing conditions are made such as preventing squatter housing, controlling the lot prices, answering the needs of the tomorrow' industry house and public space, planning the metropolitan settling, organizing the truism sector by sustaining a dynamic and progressive character to it, solving the problems caused by illegal building activity and placing it into a legal frame and etc. For example, in the 25th entry of the building-registration book, in 6785/1605 numbered zoning and construction planning law; the building that will be built, the facility and the annex's belonging to the building, the ground floors of the buildings and their relations with the surroundings, the parking areas, the payment and etc. spaces are described.

6785/1605 numbered zoning and construction planning law building registration book jobs/25th Entry:

- Related to this, the laws and applications as a threshold show that the period after 1950s, which can be described as a "period of orienting outwards", has formed the foundations of today's pattern on the way of the international standard conformation regularities. The 634 numbered "flat ownership law" guided the spatial organization pattern in 1965. The

1163 numbered “cooperatives law” guided the field of organization in 1969. In addition to these, the 2985 numbered “mass housing law” in 1984 brought out widely scoped legal regularities that included new concepts, terms and conditions about mass housing. By this law, many concepts such as mass housing, settling area, the housing group size, the house size and the size of the city were cleared in meaning.[18]

18. According to 2985 numbered 2. Mass housing no and the application regulation the definitions about the planning of mass housing unit, the necessary infrastructure, the social equipping faculty and the other common space:

- Mass Housing: minimum 1000 housing and 5000 population on the areas with in the major city borders and minimum 400 housing and about 200 population out on the areas of the major city is called a mass housing unit. (konut birlik 1989, s11) according to this definition, within the major city borders a mass housing involving 1000 houses is an unit in elementary settling unit dimensions. On the other hand, the least 400 housing unit on the areas abroad the major city borders is defined as “ neighbourhood settling unit” in city planning studies (unutmaz, 1989 s 66).
- Mass Housing Project: it is defined as a unified planning manner of the infrastructure and social facilities on the mass housing areas. According to this definition, a mass housing unit cannot be thought separate from the infrastructure and social equipping facilities.

In the mass housing units planned to be build in our country the standards defined by the 3194 numbered zoning and construction planning law were used in determining then greatness of the social equipping areas and the infrastructural needs of people (in the case that the zoning and constructing planning regulations of the city used within that cities borders)

According to 2985 numbered second mass housing law and application regulation the social equipping and infrastructure facilities that have to be planned in mass housing units are defined as follows:

- Infrastructure: Road, water, electricity, severe system, telephone, central antenna, central communication, central heating, etc. and all of the necessary buildings of these.
- Social facility: the necessary facilities for the continuity of the people living in the mass housing areas such as school, sports and health facilities, theatre, library, kindergarten, cinema, conference hall, swimming pool, police station, post office, religious buildings, parks, environment planning and etc.

The equipping that have to be planned in mass housing areas have to involve all kinds of facilities for human needs and the living facilities. Mass housing is defined as the public spaces (collective spaces) that are for the use of individuals and families, in a housing unit. (keleş ,1980)

Collective spaces: spaces like road parking area open and green areas that are free for the use of the people living in a settling. According to this definition, the collective spaces that have to be planned in a mass housing area are :

- Green areas: the resort spaces for the people living in a settling such as playgrounds, parks, rest, side seeing, picnic and leisure areas. (keleş, 1980)

As the city size increases, the sizes of cooperatives forming the mass housing and the built housing numbers increase. The credit amounts decrease. The interest rates change. The payback durations shorten. The aim in these limitations is to control the growth of the large city and the luxurious house building activity. Unfortunately, this law was not put in to process in that day's conditions.

The 2985 numbered law (mass housing and public share fund) dating 1984 has got all the institutes and associations which gave house credits under its title. The following rule was established: "within the borders of local governors plan, the mass housing areas are determined by municipality and declared by the governorship". For the areas out of the planed parts, the determined mass housing area is accepted to be in at least one school unit size. However, the regularity for the mass housing areas so that they are included in the planned areas was abolished later on.

As a second threshold, the "3194 numbered zoning and construction planning law" published in 18749 numbered and 9.5.1985 dated official newspaper was put into process as a product of the liberation period after 1980. This law is very affective in the creation of today's urban housing and its close environment. It is formed in accordance with the zoning and the construction planning law by aiming to obtain a formation of settling in harmony with its plan, science, health and surrounding conditions. Also in the law, it is observed that the terms about the building and parcels are detailed, while the outdoor space, and inside and outside relations are not sufficiently described.

At this point, an important fact exists. When the stated legal standards are examined from the built and sell production point of view, which occupies an important percentage in Turkey's transformation process, they put an important problem into agenda. Although this problem necessitates a unified design approach, a single building scale on a single land division has concretized it. The 1/1000-scaled development plan is a legal document that shows how an urban land can be used and the physical space

- Children garden: these are spaces for the necessity needs of children before school age. These spaces have to be designed about 100 to 400 meter closeness to the most distant house covering an area of 250 to 500 m2 (the most 1000 m2) (keleş, 1980)
- Playgrounds: spaces for the use of primary and secondary school aged children. The playgrounds for 7 to 14 years old children have to be designed in 800-meter closeness to the most distant house.

can be created. In addition to this, the road width, kind, land uses, flat heights and building density like conditions are also determined by this document. This applies physical urban space defining law, the allotment and abandonment procedures. After the roads, green areas and social spaces are determined. Cartography engineers divide the zoning and construction planning areas into land divisions. The building conditions on these lands are determined according to development plan and regulations. After all these, an area with determined dimensions is left for the architect for designing a building.

As a consequence, the architects' contribution is reduced to land division level or even to a facade facing the road. With the zoning and construction planning conditions and regulations, a building designed according to the regulations of the site produces urban spaces that have no unity and no quality in relations.

In addition to this, another important fact is the disturbances appearing as a result of the spaces (here housing is taken as housing unit-house and/or housing block-housing block relation) and their relations with each other not being taken into consideration. The inevitable unified design approach in urban space creation is banged by the nineteenth entry of the "allotment and unification" titled part in zoning and construction planning law. The land divisions whose ownerships are by different people cause a lot of problems in unified design approach such as each owner not being able to act together make the integral design approach impossible. The building many times build by "yap-satçı" (the build and sell) concepted small entrepreneur base on flat ownership and have common ownership within the land division borders. (Gök, 1980) However, the existence of the so common ownership areas have to be questioned because they are mostly designed as insufficient spaces in usage and surface area.

By Flat Ownership Law, the relations in the building area borders can be organized up to a certain limit, however, a standard for organizing the house / house or housing block / housing block relations under administrative anxieties is not encountered. Despite the high costs paid for the urban sites, buildings are constructed according to the limit conditions of the zoning and construction planning regulations, where the front, side and back gardens are left as residue spaces, having no standards. In short, the city plans are mostly handled as single buildings on small sides, whose

production period and organization are thought separately. Therefore, the end products cannot possess a unified design approach.

The problems of build and sell production process, which are stated in the above, do not depend on conditions of design and its quality in Turkey. However, when the mass housing presentation style has formed, these conditions were taken into consideration and a legal proposal was developed. According to this law, with in the limits of 19th entry; when more than a building or a complex construction is necessary (cooperative houses, mass housing, hosing estate, mass housing construction like), it is made possible to apply the principles of flat ownership law without dividing the parcel plans.

Unfortunately, in applications, which are organizations of middle class, the necessary importance and money were not given to projects as a result of cheap production manner and source inadequacy, because the application of this entry was mostly the mass housing or corporative houses. The users do not prefer differences in design due to sharing problems. This, in turn, created hundreds even thousands of single typed and unqualified spaces.

A spatial transition - public, semipublic, semiprivate and private space – is certainly not established. Moreover, an interdisciplinary platform leading the way to urban spaces with ecological characteristics cannot be formed.

Having all these in mind, how a spatial organization is achieved by the existing legal restrictions and within the standard's frame will be examined in the following chapter based on İzmir's mass housing examples.

CHAPTER 4

TRANSFORMATION OF HOUSING PATTERN IN İZMİR

In this chapter, the urban housing pattern of Izmir is examined and the first spatial transformation in the 17th century that caused the development of the city is determined. This period, which enabled the transportation with the other ports in the Mediterranean, has clarified the identity of Izmir with the formation of the seaport network. Following on, İzmir became an important center in which the western sea trade and the eastern caravan way met in the 18th century.

In the beginning of the 19th century, Izmir was the second populous city of Ottoman Empire and one of the cosmopolite urban centers. Therefore, Izmir faced with immigration in great amounts from many other Ottoman cities. The distribution of the immigrants is as follows: Orthodox and Catholic Greeks from the Aegean islands, Latins, the Jewish people from Selanik and Manisa; and the Armenians working in the commercial field from the East regions.

As İzmir became a seaport and a colonial city, a new urban physical pattern was created, and as a consequence, an unproper settling pattern formed that was shaped by the trade[2]. In the city pattern, the influence of the commercial relations with the Mediterranean cities was seen. It was hard to find footprints of the traditional Turkish architecture[3].

Apart from the Turkish population, the non-Muslim societies had gathered under religion congregations as they used to be in the other Ottoman cities. The Europeans, on the otherhand, had met under the consulate's governing. This social organization reflected the settling pattern of the city. The ethnic groups, who had formed their own neighborhoods by settling on different parts of the city[4] were elements of this social organisation. (Fig.33)

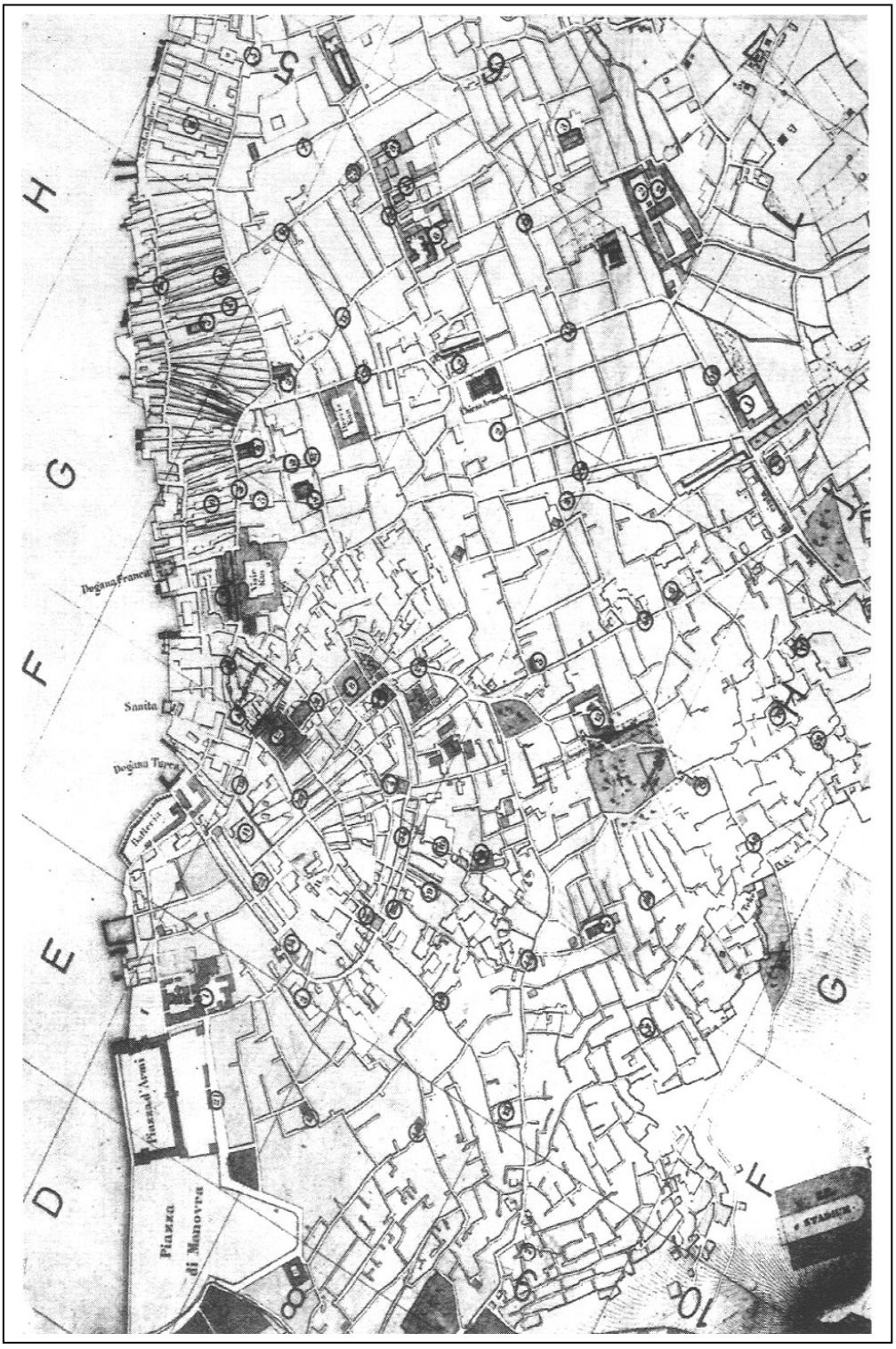


Fig. 33. Different Ethnic Group's Settlement Districts, Izmir City Center In 1856-57, Rauf Beyru, 18. ve 19. Yüzyıllarda Izmir, Izmir, 1973

In the second half of the 19th century, the international investments were directed to Izmir with the impact of the westernalization. Railway and quay construction activities had started which also accelerated the economic, spatial and societal transformation period. However, unlike the traditional Ottoman cities, the transformation in Izmir started before the international investments were transferred due to the city's cosmopolite and commercial structure.

At first glance, it is easily observed that ethnic/ religious societies' settling areas juxtapose with differently characterized settlings of the city pattern. On the basis of this idea, it is thought that different cultures living together are an important determinant on the differentiating of the city pattern. However, on the creation of the urban space, apart from the cultural determinants, various facts exist determining the morphological differentiation.

As being one of the distinguishing properties of Ottoman cities, the separation principle of the commercial and production activities from housing areas enabled Izmir to attain varying appearances with the impact of the cultural habits of the ethnic groups on space. As in other Ottoman cities, it is possible to read the city center, and understand the spatial pattern of the Ottoman City in Izmir. However, this principle was transformed in İzmir to some extent.

The functional division (zoning) in the city space of Izmir is interpreted as a consequence of the public space and private space distinction principle of Islamic understanding. According to this, while the commercial and crafts activities were gathered in "shopping district" in the city center, the housing districts were settled surrounding the city center. Also there were inns, stores, covered markets (bedesten), *arasta* and shop rows in the center. On the otherhand, the surrounding housing blocks were relatively decreasing and in the dead-end street circumstances larger lots were appearing.

On the first half of the 19th century, Izmir mostly conserved its traditional structure. The traditional commercial centers around Kemeraltı both functionally and spatially have separated from the housing areas in the south and southeastern regions. On the contrary, in the north neighborhoods, especially in and around the Frenk Street,

the commercial, production, storage and housing activities were gathered in a different manner, which was a contrary form of traditional Ottoman cities' functional organization. Therefore, Frenk neighborhoods in Ottoman cities have been the examples of the space production understanding as a product of a different culture. These neighborhoods' urban pattern have been determined by their different living style and by busy commercial activities influenced related to seaport business. For this reason, Izmir, having house and commercial uses together, own similarities with the pre-industry European cities. In addition to this; the Jewish neighborhood between the Turkish neighborhoods and the inns on the south of the traditional commercial center around Kemeralti, have a similar pattern. In accordance with the region's ethnic culture, the housing and commercial activities are together again in this region.

As a result, the functional separation being applied on some of the city and the variations in the city pattern being caused by more complex reasons have been made clear. Because of the variety in living and socializing styles, the different private space and public space organisations were observed in the city pattern of Izmir. It is possible to read this from the commercial and housing areas. This understanding has been determinant in indoor-outdoor space, home-street relations and gradually in the formation of architectural building typologies.

On the whole, it is possible to summarize the relations forming the general structure of Izmir city pattern in this way. Within the thesis' scope, the housing politics in Turkey and the effectively used house typologies in different periods have been examined in four periods. In this chapter, the transformation in Izmir in the same periodical class is examined in parallel with the developments in Turkey, and how much the urban housing pattern matches the national politics is analyzed.

4.1. TANZIMAT – 1930 PARTIAL PLANNING PERIOD: ETHNIC GROUP'S HOUSING TYPOLOGIES AND IZMIR HOUSES

With the declaration of Tanzimat, an obvious change was observed in most of the Ottoman cities and Izmir. In the building styles and urban spaces, a western manner was examined. This change was observed in the outdoor space transformation in setting scale and in spatial organization of the houses in unit house scale. Just like the non-

surviving Ottoman cities, Izmir was directed according to the decisions taken in Europe. With the legal rights and having an ownership privilege attaining after the abolishment of the legal separation, the importing of western typologies accelerated.

In the middle of the 19th century, the railway network was developed and so Izmir was connected to Menderes and Gediz valleys. The town railway construction started in 1864 and Aydin railway construction contract signed in 1856 had changed not only the economy but also the vision of Izmir. The quay built between 1867 and 1874 became the most attractive urban space in Izmir‘s panorama. With the development of the seaside, the quay became the one of the important centres of the city (Baykara, 1974). The city has expanded in south and north directions and Karsiyaka along the seaside. On the opposite of the bay, one of the important transformations in the city has developed and was realised.

Starting from the middle of the 19th century, Izmir has started growing in all directions but not along the seaside. The development, which was even marked by Texier in 1835, has continued by accelerating on the second half of the century, because Izmir has had immigration from different areas of Anatolia. Especially from the islands, it received Greek immigrants in large amounts. These immigrants were workers and labourers who were forming the Greek neighbourhoods in the northern yards (baykara, 1974). In addition to these, there were many Turkish immigrants moving to Izmir because of the several lost wars (Baykara, 1974).

In the same period, the planning activity has started to repair the narrow and sinuous roads, which were end results of immimigrations and fire. The most important realised enterprise was the erection of the Fevzi Pasa Boulevard (Baykara, 1974). After the end of these applications at urban scale, streets and neigbourhood units were transformed.

As a result of the fire bursted in 1845 and the earthquake that took place in 1850, a new zoning and construction planning was prepared. In the plan, the streets perpendicularly intersecting were designed according to the cities and regions climatic conditions. The roads, as in *ferhaneler*, were designed as being open to daytime summer sea breeze and they really formed a proper land division system. However, with

this new planning decision, long building lots were designed parallel to the sea. In relation to this, the breath taking vehicle transportation system was restricted as the parcel order was differentiated with the quay construction.

While these changes took place in the settlement scale, some other changes appeared in the house scale. The characteristics of the housing scale may be summarisied in three typological groups. These were the Turkish houses that involve the traditional space organization; the western houses formed by the influence of the Western Europe house typologies, and Izmir houses, formed by the synthesis of the two typologies.

The traditional Turkish Houses settled in Tilkilik Donertas, Ikicesmelik and Agora region had a geometric plan. In the Turkish Houses, the attached order was not easy to find. (Fig.34, 35) When one examines the examples in Izmir, it is seen that the *hayat* or atrium exists in the entrance. This entrance is separated from the street by high walls. It has a wooden staircase reaching up to the *sofa*. The rooms all open to the *sofa.* In general, the houses are designed according to the ground floor level, and on different levels, different living spaces are attained. In larger examples, the *haremlik* and *selamlik* spaces are separated.

The cantilevers towards the street give vivacity in the 3rd dimension. The cantilevers on the street facing façade of the houses, which are also perceived as an extension of the indoor space to outside, grasp the street. The wooden load bearing elements determining the structure and the corner posts being covered with plastic give a vivacity and the structure was reflected to the outside. The wide eaved houses with their cantilevers made up a whole with the street pattern. Due to the use of wood as a construction material, modularity appeared on the façades, which brings out rationalism as a consequence. (Fig.36)

The second typology is the Western European house type in Rihtim, Buca, Bornova and Karşiyaka regions. These usually had a rectangular plan with perpendicular angles. These constructed new *kagir* buildings with their architectural properties resembled to the merchants' houses in the Northwestern Europe societies.

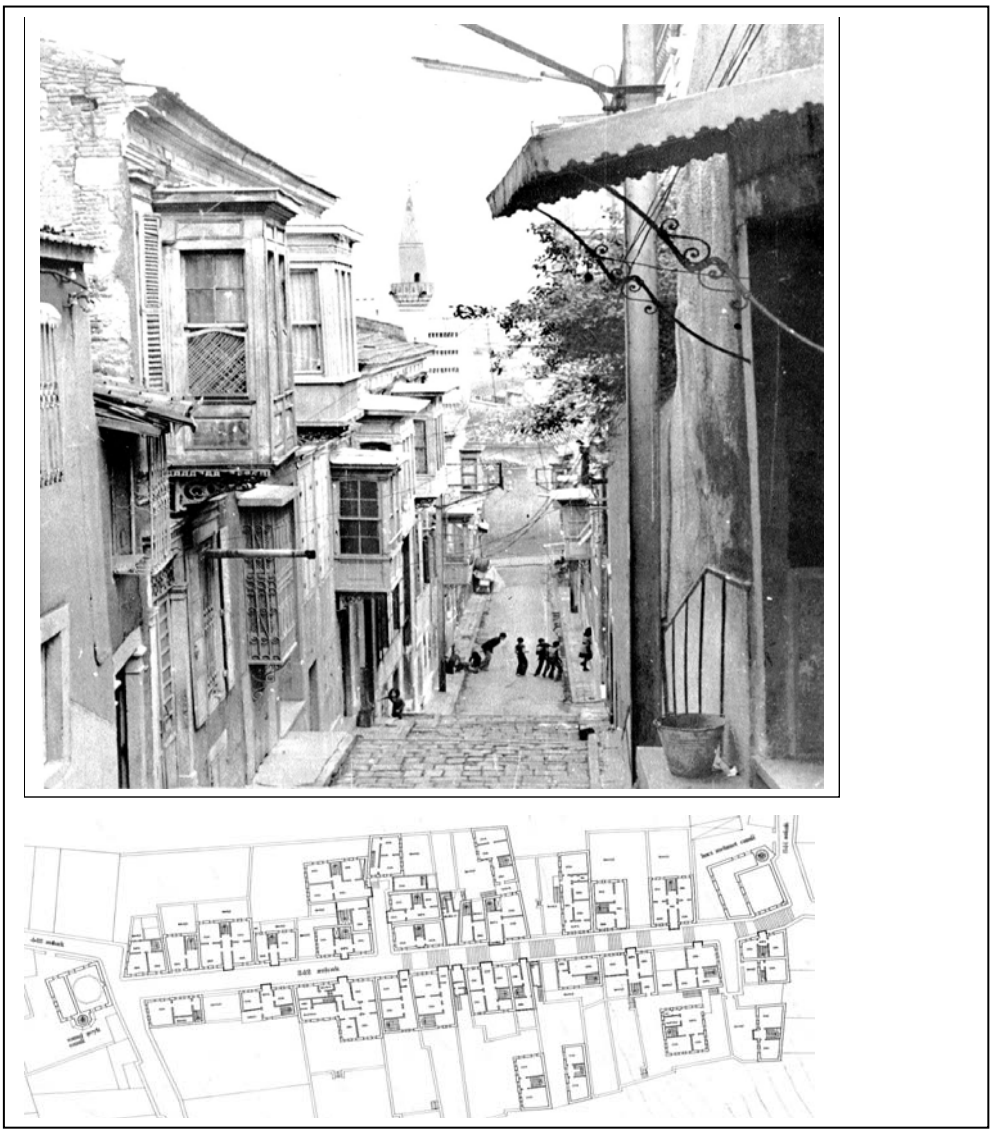


Fig. 34., Fig. 35. Turkish Housing Typology In Izmir, Türkyılmaz Region, 842 Sokak, Yılmaz Tosun, *17-19.Yüzyıllarda Batı Anadolu'da Osmanlı-Türk Şehir Dokuları*, MSÜ Doctoral Thesis, Izmir, 1983, p.44

Fig. 36. Housing Typology in Izmir, Türkyılmaz Region, 842 Sokak,

Yılmaz Tosun, *17-19.Yüzyıllarda Batı Anadolu'da Osmanlı-Türk Şehir Dokuları*, MSÜ Doctoral Thesis, Izmir, 1983, p.49

With few steps, a hole is reached where rooms and a staircase reaching to upper floor existed. Different from the traditional Turkish house, there is a projection that does not unite with the rest of the interior space. The rooms facing the street have a balcony or an enclosed, balcony shaped oriel window (cumba), which do not unify with the space.

These houses, having a basement floor is generally two floored besides the basement. (Fig.37, 38) With the aid of the oriel windows, a control over the sun and wind is made possible where as reflection of the indoor space to outside or their wholeness cannot be established. The aim in these is to have a sight without being seen from outside. Other than these, the entrance door, which is elevated with few steps, is recessed compared to the façade.

The Izmir houses, on the otherhand, are the synthesis of the traditional Turkish architecture, the vernacular architecture and the Western European architecture. Around Arapfirini, Tilkilik, Donertas, Ikicesmelik and Karantina - the Turkish people; in the back parts of Alsancak - the Greeks (Fig.39), around Kemeralti, Mezarlikbasi, Kececiler and Karatas region - the Jewish people and around Basmane - the Armenians built Izmir houses. In this house type, some living spaces and elements of ethnic groups are added, while the influence of the neoclassic manner increase.

These houses usually being two floored, on a sloped site may be three floored benefiting the slope. After entering from the door, the hole is reached with a few steps, The hole gives way to the rooms and a staircase rising to the upper floor. Again in the same floor with the hole, a kitchen facing the back garden and a toilet are located. The upper floor is a repetition of the first. In Izmir houses, the back garden is adopted with the impact of Turkish people.

In this typology, it is observed that the street-atrium-*sofa* spatial lining is tainted and instead, a direct access to the interior is established. In the houses in which the door was reached by few steps, there is a direct entrance to inside. There is no more a front entrance space that is separated by few steps, as in other houses. But, the most important change is seen in the upper floor. The *cumbas* are opening up to the sofa or

they are added to the space like an extension of the room. No dividing element exists between the room and the *cumba*, which achieves the unification of the cantilever. As

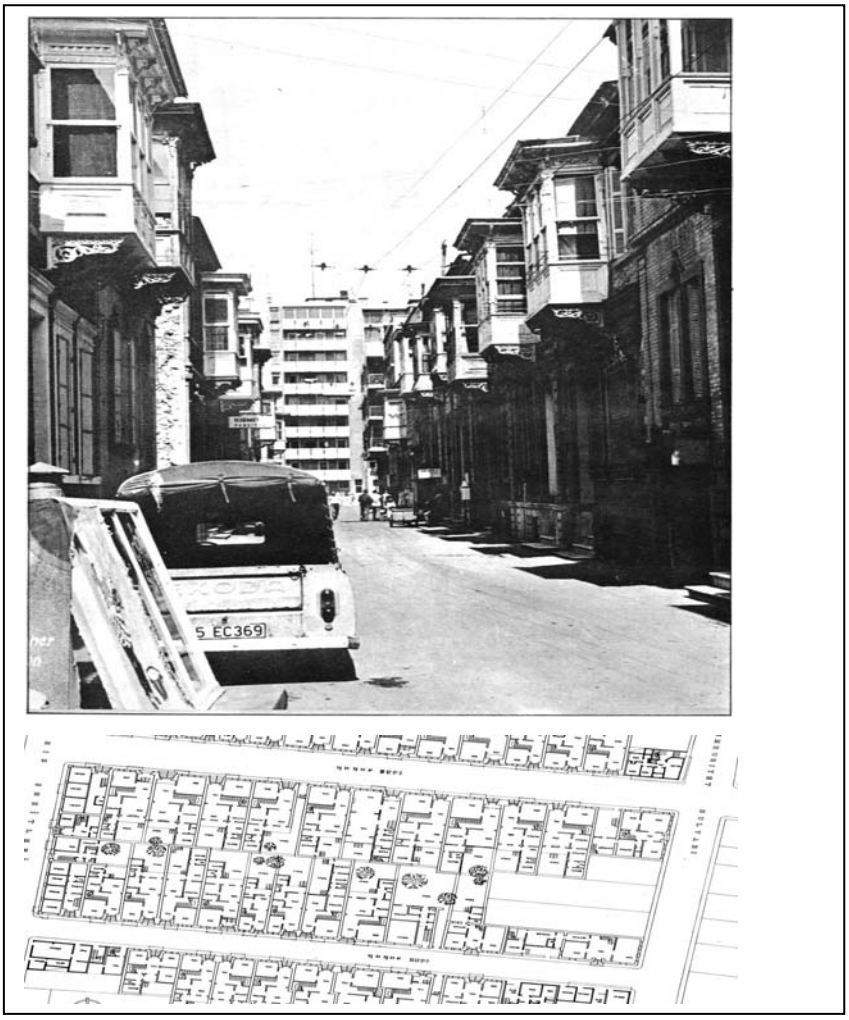


Fig. 37, Fig. 38. Turkish Housing Typology In Izmir, Türkyılmaz Region, 842 Sokak,

Yılmaz Tosun, *17-19.Yüzyıllarda Batı Anadolu'da Osmanlı-Türk Şehir Dokuları*, MSÜ Doctoral Thesis, Izmir, 1983, p.44

Fig. 39. Housing Typology In Izmir, Alsancak Region, 1455 Sokak,

Yılmaz Tosun, *17-19.Yüzyıllarda Batı Anadolu'da Osmanlı-Türk Şehir Dokuları*, MSÜ Doctoral Thesis, Izmir, 1983, p.57

explained in the above, this is a traditional characteristic of Turkish house. Another characteristic of this typology is the emphasis of the *haremlik-selamlik* separation. In the interior space, the use of divan *yermasasi* is replaced with coach, chair and table like furniture. Other than these, the Turkish houses, illuminated from the wall, starts to be illuminated from the ceiling and so a shift from the use of lamps to the chandeliers that shows the European influence, is observed.

On the contrary to the pattern in the center, a sparse patterned suburban life is examined in this period. The rich class had built summerhouses or suburban houses in Buca, Bornova, Karsiyaka and Bayrakli. These people had extended to Karantina and Goztepe regions and built houses with gardens. In the Bozyaka region, the Turkish people had their suburban houses, and in Goztepe, the business and merchant, who were often visiting Izmir for work, had their suburban houses (Say, 1941).

In short, with the western impact in the Tanzimat period, even the Muslim society moving away from the traditional Turkish houses, started living in Izmir houses, which were the original products of the Izmir City. But by making several changes on spaces, the Muslims harmonized with their traditions. In addition to this, the suburban houses started to take place in the urban space.

4.2. 1930-1950 EARLY PERIOD: NEW APARTMENT AND SEMI-DETACHED HOUSING TYPOLOGIES

Between 1923 and 1950, Izmir had become the exporting port of the national agricultural products. When the 1908 dated administration lists of Izmir are examined, it is seen that the population was 225,000, but after the war of independence, the population had reduced by the removing of the foreigners and ethnic groups. The population had decreased to 135,000 as recorded in the first population census in the 1927 Republic period.

In this period, the economic, social and cultural development plans for the country were prepared. In the first decade of the republic, the subjects on the development of the zoning and construction planning and the infrastructure of the burned areas were more focused. But, after the declaration of the republic, the first

planning studies in Izmir had been for the zoning and construction planning of the burned areas. (Fig.40)

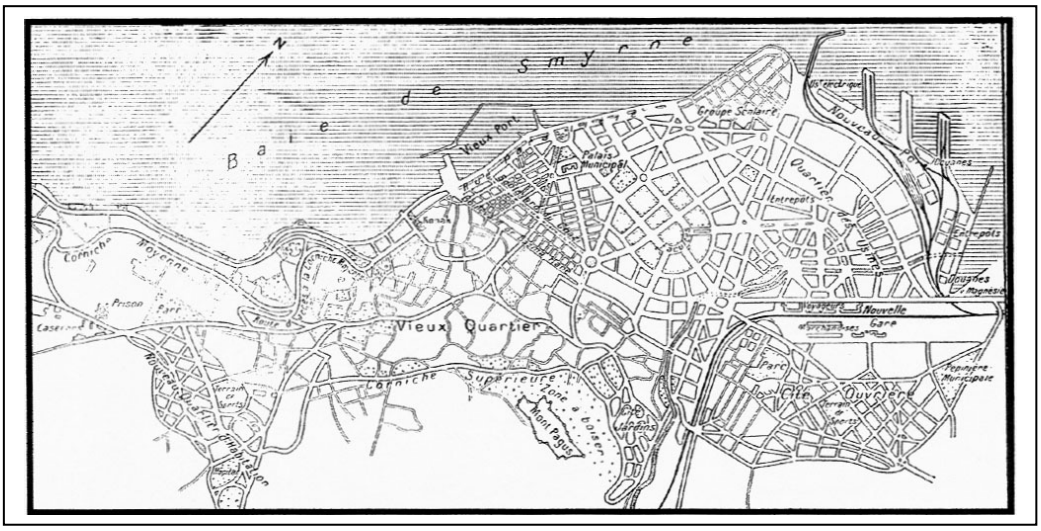


Fig. 40. Izmir City Plan, Planned By Prost- Danger, 1924,

Memduh Say, *Hijyen Bakımında Izmir Şehri*, Bilgi Matbaası, Izmir, 1941, P.66

The housing areas were badly damaged after the fire in 1922 and the flood following that. Between 25th and 27th October in 1930, after a heavy rain, a flood had destroyed many houses (gundogan, 1999). According to the statistics after the disaster, 512 houses were wholely collapsed, 238 houses were partially damaged and the whole, 810 houses were effected (T.C. Izmir Vilayet, 1930 dated istatistics annual, Izmir Vilayet Istatistik Mud. Marifet Matbasi, Izmir, 1930, p.301)

When the quantitative distribution of the houses between 1937 and 1938 are examined, home typed houses making up the majority are observed in the functional separation of the buildings in Izmir. Also the hud named houses having 2% ratio was interpreted as squatter housing activity being in small scale. (Koc, H, 2002, p.85)

According to building census in 1940, it is understood that new building construction was very limited until the end of 1930s. However, no change in the quality of the houses was determined in this period, which juxtaposed with the economic crisis and the beginning of the Second World War. Despite these, a decrease in the hud and single room numbers was examined in the 1940 dated statistics. This was interpreted as

the government demolishing the huds or the buildings becoming more qualified and so placing on other building classes.

The problem on house conditions of Izmir's people with low incomes is stated in the "hygienic conditions in the city, Izmir" a book published in 1940. As it is understood from the chapters discussing the workers' neighborhoods, the workers' houses are grouped into two. One of these neighborhoods is in and around Tepecik, and the others are in the upper parts of the city. The houses in and around Tepecik are owned by the workers in the factories around that neighborhood (Say, 1941). The houses in the upper neighborhoods are mostly one and/or two roomed, small buildings. These are settled on rough areas and so they are built apart from each other. Because there exists no drainage system in this region, the dry dwells are built. Unfortunately, these cause health problems due to the leaking water. Luckily, the sun being effective in the region and the airy condition of the houses reduce the effect of the infectious illnesses (Say, 1941).

After the declaration of the Republic, a plan necessity for the fire area came to agenda for the first time in 1924. Rene prepared a plan starting from the Fevzipasa Boulevard and including most of Alsancak. The plan was an example of French City planning in which the gridiron system is used together with diagonal roads and the intersection pants are solved by *etoile* typed, circular plazas. (Fig.41)

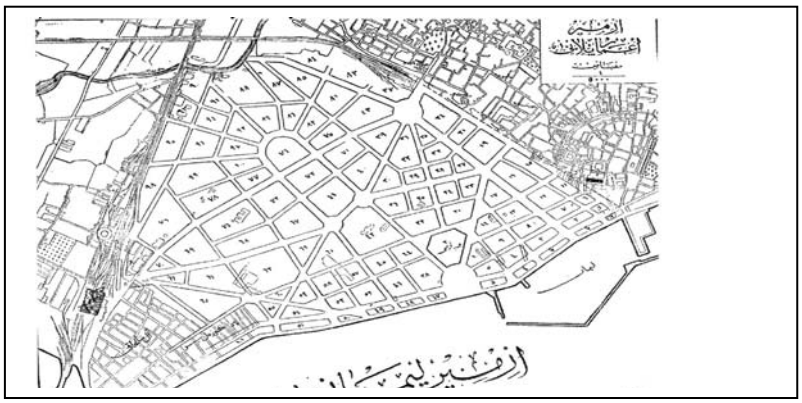


Fig. 41. Izmir City Plan, revision plan, 1926,
Memduh Say, *Hijyen Bakımında Izmir Şehri*, Bilgi Matbaası, Izmir, 1941, P.68

In the prepared plan, primarily the problems of the drainage system and the wastewater, and the stability of the site were noticed. However, because the new housing area was settled on the burned region, the noticed points could not be evaluated in the proposals. The ground of the area was under the water level and so was not appropriate for the system. The appropriate system that had to be used in this topography was hard and expensive because of the ground being damp and not resisting. What is more than these, the harbor and the industrial area being so near to this region had caused air pollution and so the infectious diseases were frequently since 1835. When all these negative conditions were thought, it was understood that this area was not right for housing. But, unfortunately, this realization was far after the completion of the plan and building process (Say, 1941).

Also in the prepared plan, the neighborhood named as Frenk had a more different structure than the old structure. The pattern formed of narrow building lots, which are also perpendicular to the sea, had totally changed. Gradually, the pattern created after the fire had survived an important transformation.

Positive ideas evolved about the development of the city and the zoning and construction planning of the burned area and consecutively Izmir started to achieve a modern city image. In the Izmir city guide dated 1934, city's zoning and construction planning activities are stated as follows:

"The government of the Republic had received the city as a burning ruin whose smoke was not removed yet.'' The most important neighborhoods and commercial areas, shops and depots had all burned. The government, with the energy they got from the Republic's powerful regime and the municipality by working together had erected proper and wide boulevards together with attractive buildings, and formed economic associations. The municipality of the city primarily prepared a plan for the construction of burned area and then started working. Izmir became more beautiful and modern by the new and modern buildings, which were built according to the technically prepared plan. Izmir had all the facts that a civilized city would own such as automatic telephone, modern slaughter house, trolley working with electricity, a flavor factory, numerous parks, and buses.[4]" ("Izmir ve Havalisi Atika Muhipleri Cemiyeti", 1934)

Around 1930s, the municipality had strived and struggled a lot under the bad conditions to built houses for the workers and to improve the health conditions. These zeals could be witnessed in the magazines published by the municipality (Koc, 2002).

In 1938, it was observed that the houses with one or two storeged were more widely used. The number of buildings five and six storeyed houses in the city was six. The ratio of the houses to storey number showed a resembling percentage in 1940 house census, too. But after this period, the storey numbers rapidly increased while the outer look of the buildings, the buildings and the garden relations, the relation of the houses with each other's and the interior space designs were changing (Say, 1941). The apartment buildings built in this period criticized the houses as follows:

"In war after periods, the idea on relinquishing the monotonous model (house with one façade) was introduced to the building activity owners and so a demand for houses in harmony with the nature and living conditions arose as a result of the change in living styles.

In the zoning and construction planning report, dated 1939, it was stated that the plan prepared by Rene Danger in 1925 had been mostly applied. The housing part in the plan mostly consists of lodgings about one to four storeyed and had garden (Izmir Belediyesi, 1939). The following expressions about the quality of the houses in Izmir are included in the report. "Except the loft parts of the city, all the mill neighborhoods are mostly covered with wood and cheap buildings which are unhealthy due to their unairy condition." (Izmir Belediyesi, 1939) (Fig.42)

In 1940, Le Corbusier had prepared a city plan for Izmir (Fig.43). Le Corbusier came to Izmir after the Second World War and before planning, he had examined the city. In 1948, he presented a report consisting his opinion. The project was planned for a 50 years period and 400,000 populations (Bayraklar, 1973). In the proposal, the historic center of the city was protected and the other parts were to undergo a revision process. Unfortunately, this prepared plan could not be applied. (Fig.44)

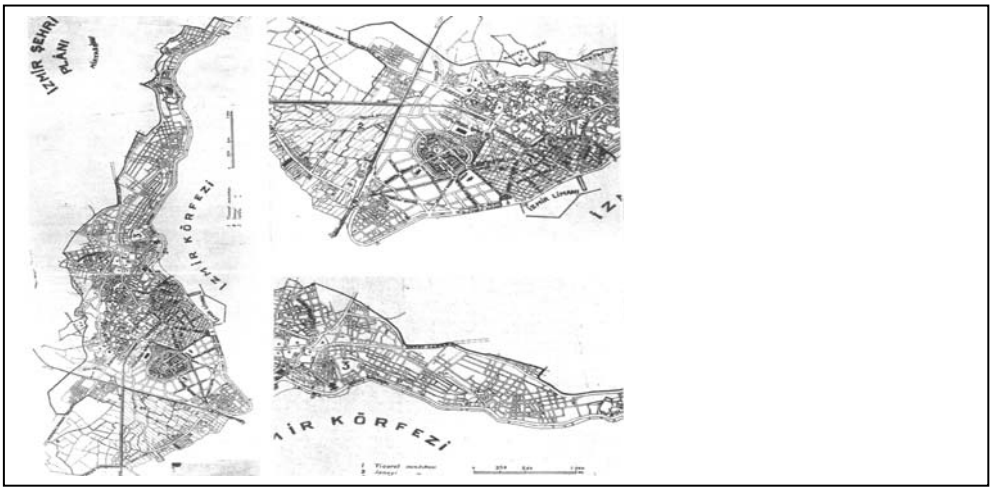


Fig. 42. Izmir City Plan, 1939,

Izmir Belediyesi, Izmir Şehri Imar Planı Raporu, 1939

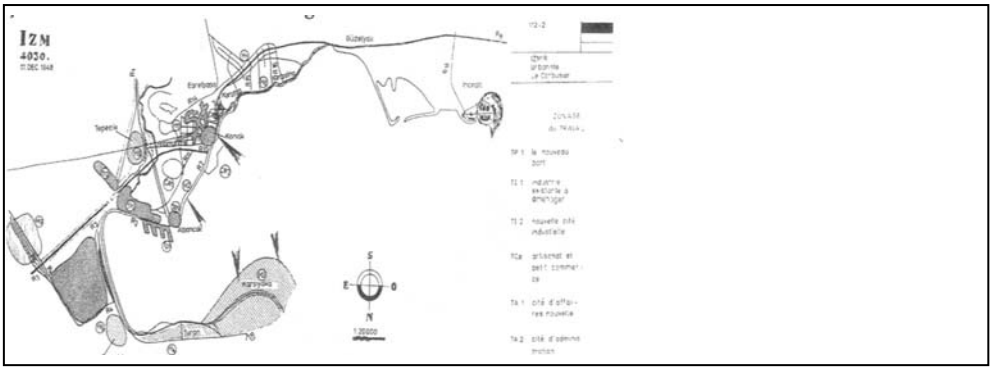


Fig. 43. Izmir City Plan, Architect Le Corbusier, 1940's,

Ayten Çetiner, "Izmir Şehrinin Imarında Peyzaj Mimarisi Ile Ilgili Problemler Ve Prensiplerin Tesbiti", Izmir, 1973, P.108

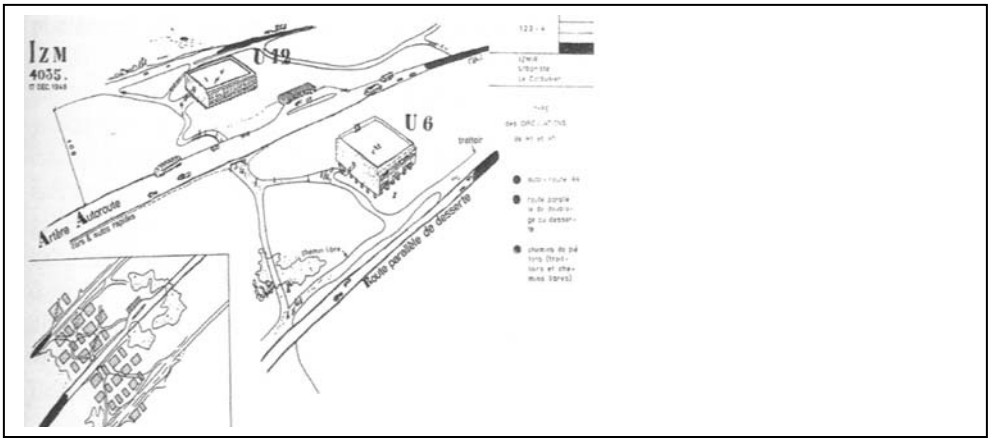


Fig. 44. Housing District, Architect Le Corbusier, 1940's,

Ayten Çetiner, "Izmir Şehrinin Imarında Peyzaj Mimarisi Ile Ilgili Problemler Ve Prensiplerin Tesbiti", Izmir, 1973, P.112

During the Second World War years, the house building activity in Izmir slowed down, as in the whole country. This can be examined on the house numbers being built in Izmir between 1940 and 1945 which was stated in the city's zoning and construction planing report in 1951 (Koc, 2002). Also some squatter housing enterprise were determined at this period in which urbanization was not accelerated yet.

The house production activity has accelerated after the Second World War and in addition to single house production, where single land-division ownership existed, the cooperative building activity also started. The burst in the building of squatter houses in Izmir was after 1944 (Ayan, 1973; Ayan, 1979; Koc, 2002).

4.3. 1950-1980 URBANIZATION PERIOD: "SQUATTER" AND "BUILD-AND-SELL APARTMENT" HOUSING TYPOLOGIES

Between 1950 and 1980, the investment of public and private sectors on industry increased in parallel with the developments in agriculture. As a consequence, the development of Izmir, as being the center of the Agean Region, increased. The increase in the urbanization process during the period in between the Second World War and the planned development period in which politic, social and economic changes were made, affected the house presentation styles.

When the population increase in Izmir and the surrounding settlings is examined, it is seen that the increase has been after 1950. In 1951, Izmir's zoning and construction planning preparation decision was taken and in 1953, the project was put into progress, which was prepared by Prof. Kemal Ahmet Aru (Bayraktar, 1973). The new development areas and the styles in the plan are explained as follows:

"The housing areas that will be settled on a defective ground on the south of Karatas, Kucukyali, Goztepe, Guzelyali and Uckuyular, are grouped into small settlings to be settled on the appropriate parts of the site. The separation of the planned settlings from the workers' neighborhood (lodlings) in Tepecik and Bayrakli and separation of these from the industrial areas by green fields are especially noticed. These settlings including social facilities are also an important point in the project. Among the areas planned in Karsiyaka, Bostanli will be the first to be opened to zoning and construction

planning and 100 m2 land would be given to each individual and on the primary roads 3 or 4 storeyed apartment buildings would be built" (Bayraktar, 1973). (Fig.45, 46)

The applications progressed according to the plan; dated 1953 became insufficient in time, because of the city over growing than the estimated amount. The area of Izmir Majorcity Municipality being controlled by one administrative unit has prevented the realization of the actual growing rate and gradually made the control over the city impossible. (Ministry of development and housing, 1973) Because 1953 dated plan was insufficient, a new plan decision was taken in 1958. As a result of the studies continued on until 1961, a new structure and a revision plan was prepared by a Swiss expert Albert Bodmer. This plan has an important place in Izmir's history due to its emphasize on the necessity of handling a city not only within its municipal borders (Ministry of development and housing, 1973). (Fig.47)

In the year 1965, the studies covering the whole city started by an office constituted in the municipality. Meanwhile, the surrounding municipalities have started preparing zoning and construction planning plans after 1960. A new period on metropolitan planning issues started with the 20.7.1965-dated council of ministers' decision, which proposed the control of the regulatory plans of Izmir, Istanbul and Ankara by an office under the control of Ministry of Development and Housing. Following this, with the protocol signed between the Ministry of Development and Housing and Izmir's municipality, a new regulatory plan office started working in 1968 (Izmir Belediyesi, 1972).

As a result of the studies made by the office, ideas were developed for the metropolitan region. For the whole Izmir, a four choiced plan was prepared. The most distinguished part of the prepared plan was the proposed linear development on north-south axis (Ministry of development and housing, 1973). Also related to the decisions taken, the place choice of the housing cooperatives in urban space has changed. While the workers' cooperatives were gathering in the city center before 1970, they spread to surrounding settling after 1970. (Fig.48) The cooperative members had chosen the housing areas near the industrial buildings that they were working (Ak, 1981).

The urban pattern of Izmir in this period is stated in city's annual as follows:

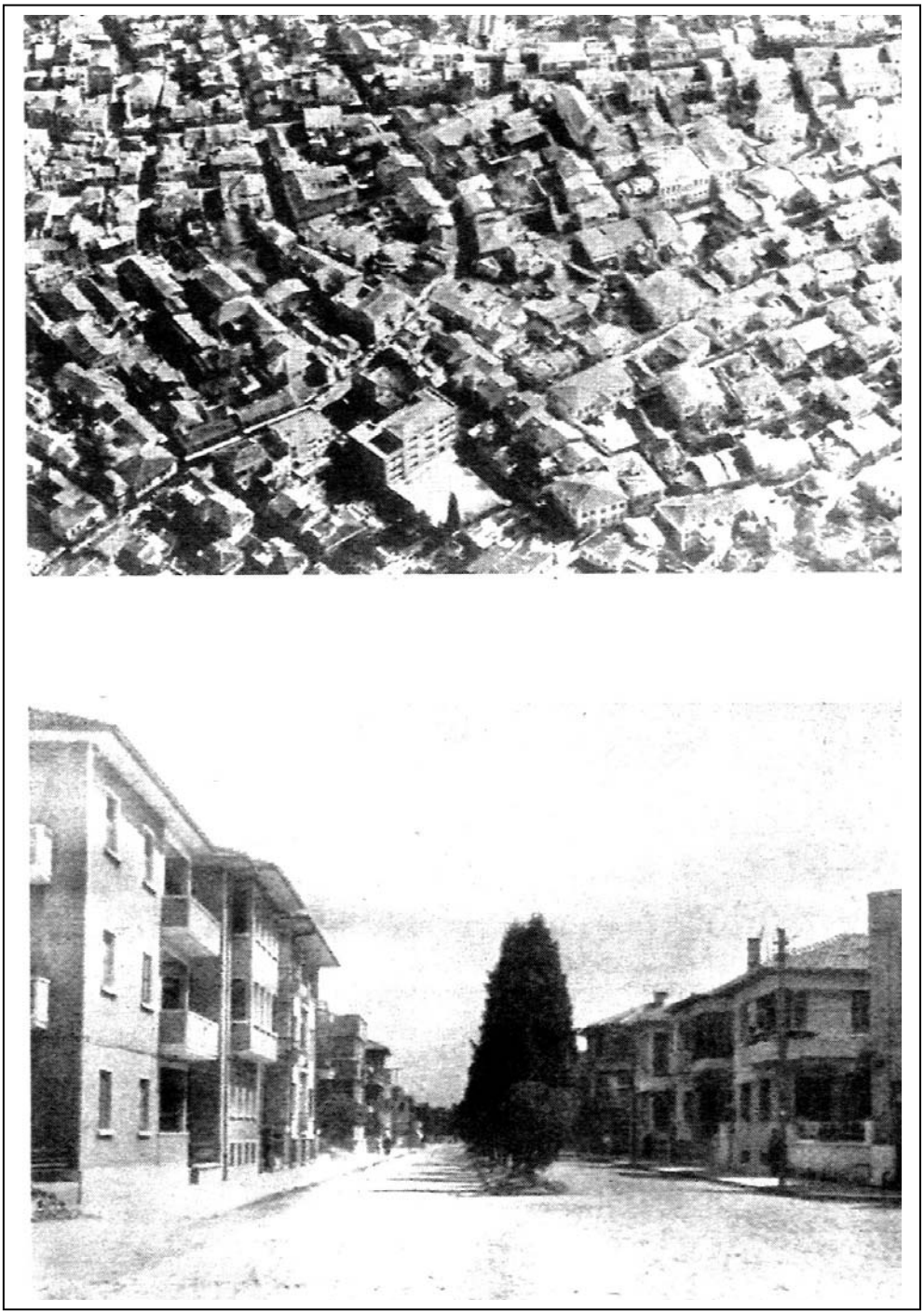


Fig. 45. Traditional Settlements In Izmir, 1950's,

Izmir Belediyesi, Izmir Şehri Imar Komisyonu Raporu,,1950, P.54

Fig. 46. New Planned Districts In Izmir, 1950's,

Izmir Belediyesi, Izmir Şehri Imar Komisyonu Raporu,,1950, P.55

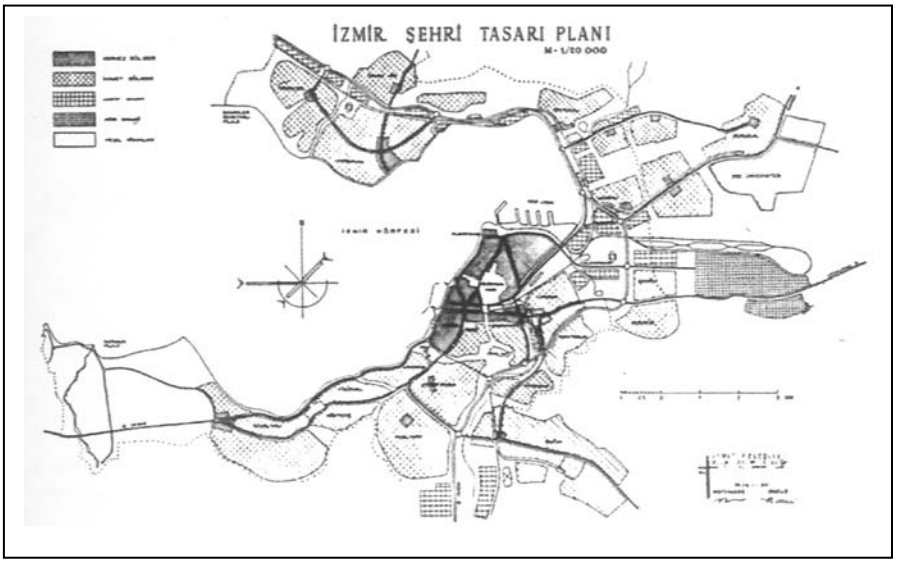


Fig. 47. Izmir City Plan, Planner Bodmer, 1961

Imar ve Iskan Bakanlığı, 50 Yılda Imar ve Yerleşme 1923-1973, Mesken Genel Müdürlüğü Araştırma Dairesi Başkanlığı Teksir Mak., Ankara, 1973, P.53

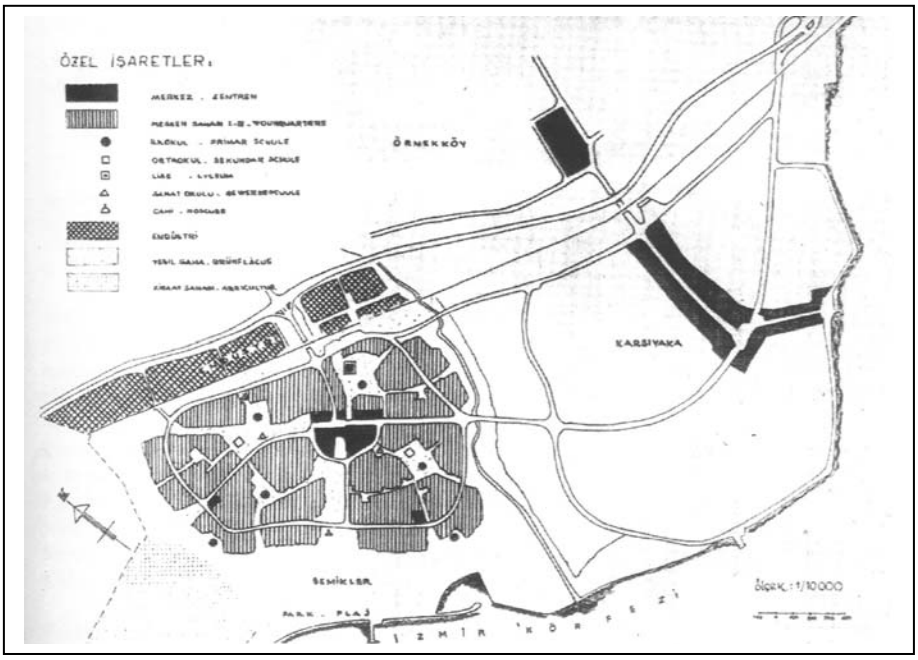


Fig. 48. Izmir City Plan, Housing District, 1961

Ayten Çetiner, "*Izmir Şehrinin Imarında Peyzaj Mimarisi Ile Ilgili Problemler Ve Prensiplerin Tesbiti*", Izmir, 1973, P.127

"The qualified and high-price rent houses, in which high-incoming people were living, were settled on the most beautiful places along the seaside of the gulf. Alsancak had a vertical development because it could not find a horizontal development area due to the incoming central activities, the fair, the harbour and the industrial area surrounding it. On the otherhand, Karsiyaka not being opened up to daytime summer sea breeze, the most attractive places were along the coast. The development in Karsiyaka was not on a definite direction but had a vertial quality" (Sarioglu, 1967).

When spatial pattern of houses is examined, it is observed that the most essential increase is on squatter house production. Squatter house building activity has more rapidly increased than the licensed house building. Another importance of this period for Izmir was the application of housing cooperatives. What is more, the unique typology for Izmir as family houses seated in the urban space as a part of the housing pattern (1967 Izmir il yilligi). These setting groups about 220 have spread over Karatas, Ikicesmelik, and Keciler, Tilkilik. The family houses were usually formed by one or two rooms around an atruim, where the kitchen, loundry, bathroom and toilets were in common use (Sarioglu,1967 ; Koc, 2002). (Fig.49)

Canpolat (1954) describes Izmir's housing areas' vision in the begining of 1950s as follows:

"The housing regions such as Guzelyali, Goztepe, Karantina, Salhane and Karatas were the historical residential areas and the residential regions occupied since 19th century. Kultur district was not included among this above stated group. Kultur had a typical example of a city designed in French manner. Karsiyaka and Bayrakli are also the populous parts of the city. Unfortunately, after the 2nd World War, the real housing crisis has released in Izmir, too. The low-incoming people has started forming squatter house neighborhoods randomly on the steep hillside of Kadifekale" (canpolat, 1954).

Due to increasing squatter housing and uncontrolled house production, the planning studies in this period were mostly directed for repairing the existing house stocks. Meanwhile, the capital of one of the most effective foundations in the period, as real estate and *eytem* bank, has transformed to real estate credit bank. In the foundation law of the bank, the credit opportunity, about 90% of the building cost, for the people

not owning a house and for the cooperatives to be built would be given under a mortgage guarantee. In Izmir this law, just like the other cities, has obtained the necessary financing for the housing cooperatives. In addition to this, between the years 1948 and 1949, the municipalities' site allotment to housing cooperatives was another reason for the housing stock increase.

The first examples started to be observed with the low-priced building site ensuring of Izmir Major City Municipalities, for the cooperatives in Alsancak and around Kulturpark, according to the plan prepared by Rene Danger in 1925. The first examples were Center members' building cooperative (1947 registered, 20 copartners), Municipality workers'building cooperatove (1951, 58 copartners) (Koc, 1981; Koc, 2002). (Fig.50) The first practices were mostly civil servant cooperatives, which were built by traditional building systems. When the house was completed, they were transferred to individual (single) ownership and the cooperatives were ended.

The houses built by the cooperatives were one, two or three stroyed. Some of the houses in detached order with gardens were built by twin order. They were built of reinforced concrete and had tile covered roofs (Fig.51). When examined in detail, the different cooperatives having similar functioning principles in the house plans is observed such as in each floor. Unfortunately, today very few of these houses of the cooperatives can stand on. (Fig.52, 53) They have started to be replaced by widely built 6 to 8 stroyed built and sell apartment buildings since 1970s.

On the otherhand, when squatter house production is examined, it is seen that they are mostly settled on Gurcesme, Kadifekale, Bogazici, Gultepe and Ferahli. These settings, by their population and the area they cover, are large and the nearest areas to the city center (Ayan, 1973; Ayan 1979; Koc, 2002). These, squatter house settings, have been increasing in storey and density in time, and their increase will be observed in time .

When the housing cooperatives are examined, it is seen that the houses that have been building in Karatas, Goztepe, Uckuyular and Bostanli. Among the areas planned in Karsiyaka, Bostanli will be the first to be opened to zoning and construction planning and 100 m^2 land would be given to each individual and on the primary roads 3 or 4 storeyed apartment buildings would be built (Bayraktar, 1973).

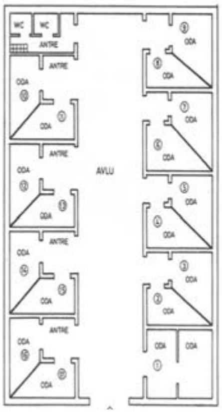


Fig. 49. "Family House" in Izmir, A Special Kind Of Mass Housing Typology,

Anafartalar Caddesi, 941 Sokak, No.8, Keçeciler, Izmir
From "Izmir Konak Belediyesi" Archive

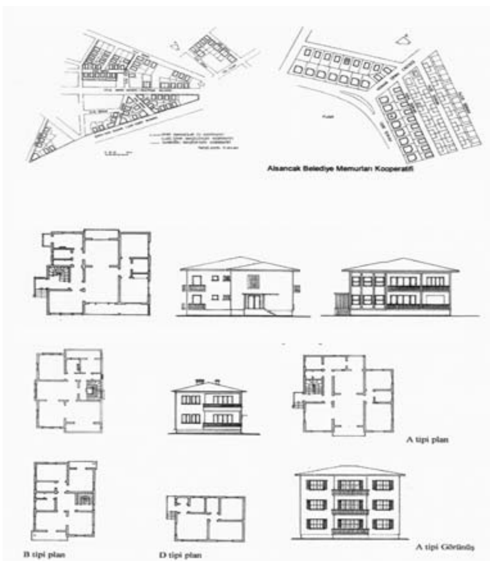


Fig. 50. Cooperative Houses, In 1940's, Izmir, Alsancak-"Belediye Memurları Kooperatifi",

"Eshot ve Belediye Memurları Kooperatifi" and "Bahçelievler Yapı Kooperatifi",
Hülya Koç, Izmir'de cum. Dön. Top. Kon. Uyg., Izmir, 1981

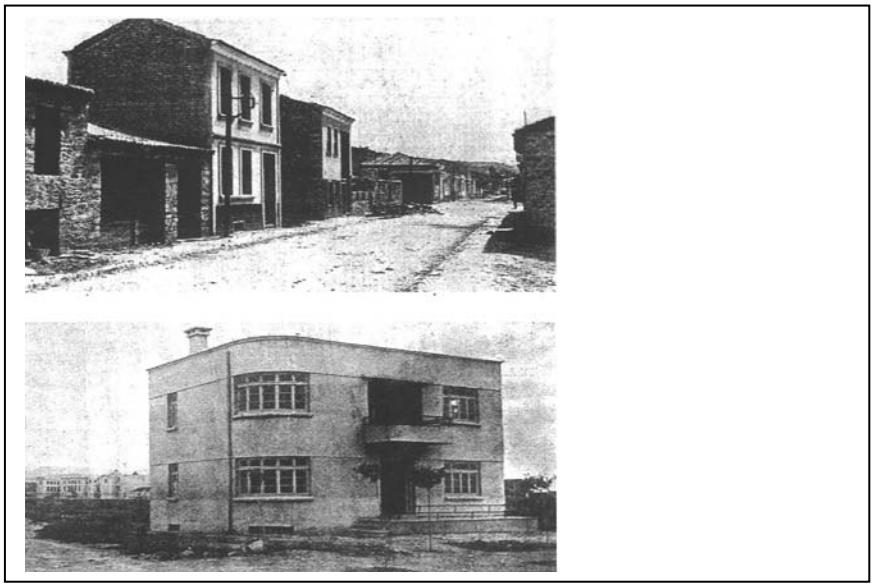


Fig. 51. "Işçi Evleri", 1930's

"Izmir'de Ucuz Ve Sıhhi Oturanlar", "1383 Liraya Işçi Evleri", *Belediyeler Dergisi*, Belediye Bankası, Yıl: 1, Sayı: 6, p.61; (Hülya Koç, Cumhuriyet Döneminde Izmir'de Sosyal Konut Ve Toplu Konut Uygulamaları, DEÜ Mim. Fak. Pr., 2001, P.86)

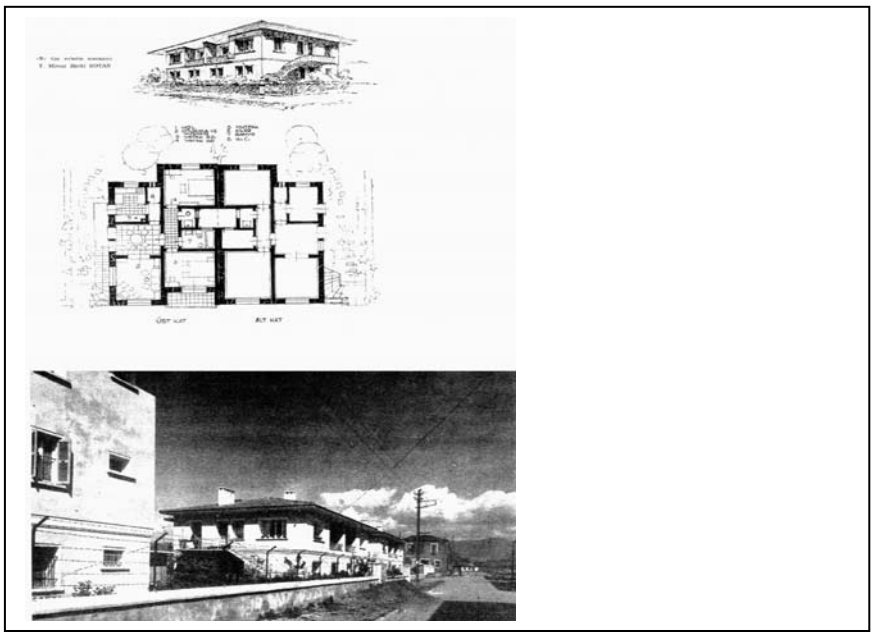


Fig. 52. "Memurlar Kooperatifi"Houses,

Architect Harbi Hotan, "B Type" Houses
***"Arkitekt"Periodical,* 1952, No.11-12, P.230, 231**

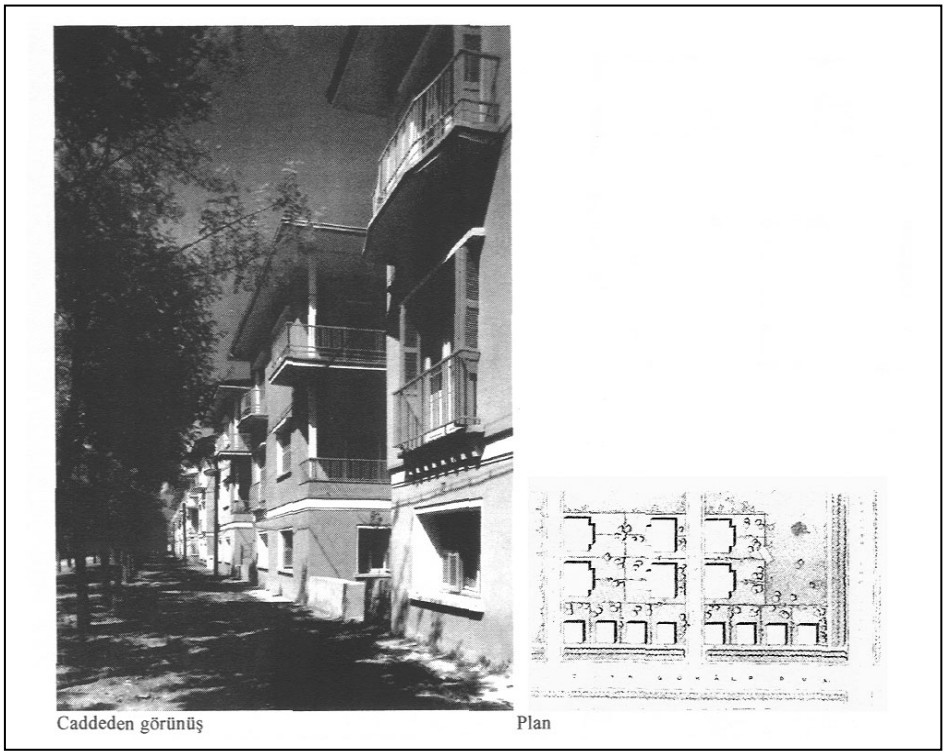


Fig. 53. "Memurlar Kooperatifi"Houses,

Architect Harbi Hotan, "A Type" Houses

"*Arkitekt"Periodical,* 1952, No.11-12, p.228

Bostanli mostly have villas with gardens that form low densely built and less populous areas along the seashore, which make on undeveloped vision. On the contrary, in Alaybey a fast vision and high-rise apartment building activity is examined (IMANPB, 1973). In Guzelyali, Goztepe and Kucukyali regions, due to the site slanting and having steep slope just behind the seashore, a vertical development along the sea shore takes places. Hatay, according to the zoning and construction-planning plan that is in process, is determined as the peak place for the house building (Sarioglu, 1967), which are mostly houses or apartments as they are stated in the construction statistics (Koc, 2002, s.173 tablo). According to the statistics, up until the 1970s, the 10% to 20% of the licenses were for home typed houses, but in 1970 by the built and sell house presentation being popular, the apartment buildings have increased in a distinguished amount.

4.4. AFTER 1980S': MASS HOUSING PROJECTS

The period after 1980 is called "Liberal Period" in the national scale. The most distinguishing quality of this period is the great demand over the country for mass housing, which is an urban house presentation style. However, on the second half of 1980s, it is seen that the ratio of home typed house building in Izmir increased to 10%. This increase was a result of the demands of the people with high incomes for villa typed houses on the west axis of the city. After 1993, within the Konak Municipality borders, home building activity was almost in zero level, but homes being built in Narlidere, Guzelbahce, and Gaziemir effected this leveling. On the whole, the urban pattern of Izmir has been formed by 6 to 8 storeyed apartment buildings after 1980. These are the products of the built and sell production and cooperative organizations. They developed as multi storeyed mass housing areas. (Fig.54, 55)

In the mass housing practices in Izmir, the cooperation of cooperative associations and the municipality and the leadership of the majorcity municipality take an important role. And consequently the mass housing projects have an important role as being an effective director of the cities like in Izmir example. The mass housing practices are mostly settled on the development areas as the northern development axis in İzmir. However, the impact of mass housing on urban quality can not be thought as a positive event.

The mass housing activity activity, related to the quality of the enterprises takes place in the development areas of the city wall such as public areas and/or low priced sites. The forming pattern, being used as a speculation maker, has been evolved under great pressure. Therefore the formed pattern was deprived of hardware and has formed densely built and unhealthy conditions. The practices had reflections in the physical status as multi storeyed buildings. After all, these practices have shown the necessity for searching solutions like building low-rise but high dense houses other than multi-storeyed and pointed apartment buildings. In addition to this, the practices also released the benefit of housing different sized and typed houses. These mix practices were not only good for marketing, but also good for presenting choices to the user. (Although the money restrictions are more effective than necessities in a house)

Fig. 54. 6-8 Storied Apartments, After 1980's, Güzelyalı, In Izmir,

Hülya Koç Archive

Fig. 55. Mass Housing Projects, Emlak Bank, Bostanlı- Izmir, 1981

Hülya Koç Archive

In addition to these, a well-programmed mass transportation connection has to be formed for the houses on the city wall's to have close relations with the city. However, it is observed that the frequency and the path variations of mass housing were not satisfying the demands of the people in the first years after the building activities were finished.

In the marketing of these settlings, the presented living styles are given importance. The opportunities are expressed as "overcoming home missing", "a chance for owing a home" and "earning a home" for the houses presented as social house, "door opening to happiness" for the houses presented as luxurious house. These provided opportunities and had an impact on the cost - demand structure of the houses.

In the mass housing areas, a necessity for the organization of the left spaces has released. The environmental organizations as making common areas and sensitive designing of the semi-private spaces, are essential facts on the success of a project.

CHAPTER 5

MASS HOUSING PROJECTS REALISED IN İZMİR AFTER 1980

Application of mass housing projects after 1980 had to be done at the areas outside the settlement areas (villages, fields) within the frame of conditions determined by law no.3194 and regulation dated 2.11.1985 and item no.18916 that was published on Official Gazette dated 9.5.1985 and no.18749. Provincial government will be authorised and responsible directly of applications. Also the plot can be divided with a condition of each plot being min.5000sq.m. This plot should have min.25m when it is fronted to a road and at these areas legal permission can be given by the related government and by the certified architecture and engineering bureaus. Besides this, law dated 2.3.1984 and no.2985 and regulation dated 16.6.1984 and number84/8211 put limits to applications. According to this:

- Mass housing areas are determined by provincial government.
- Outside the boundaries of development plan and application plan, project will be realised at the areas where a population for a construction of a school is necessary.
- Within the boundaries of a plan, this size cannot be smaller than a building block.[19]

So according to this situation, mass housing areas should have the size with min.1000 houses within the boundaries of greater municipalities and min.400 houses within the boundaries of other municipalities. They should be also located within the boundaries of development plan of the settlement.

The process of transpassing publicly owned land to private ownership by construction of mass houses is realised as below:

- Transfer of land from treasure of Land Office
- Transfer to municipality, registration of the property at the deed office

19 Law No.2985 And Decision Of Council Of Ministers No.84/8211, Item No.3

- Announcement of the land as a mass housing area by the municipal council, approval of the change of the development plan
- Announcement of the provincial government about the mass housing area
- Preparation and approval of the planning and application plans, uniting the plots.
- Allotment to municipal cooperatives.
- Registering the members
- Laying foundation
- Application for credit
- Completing the delicate piece of workmanship
- Receiving the keys

Greater Municipality of İzmir accordingly with Greater Municipalities Law no.3030 started mass housing projects and applications in 1985 for the following:

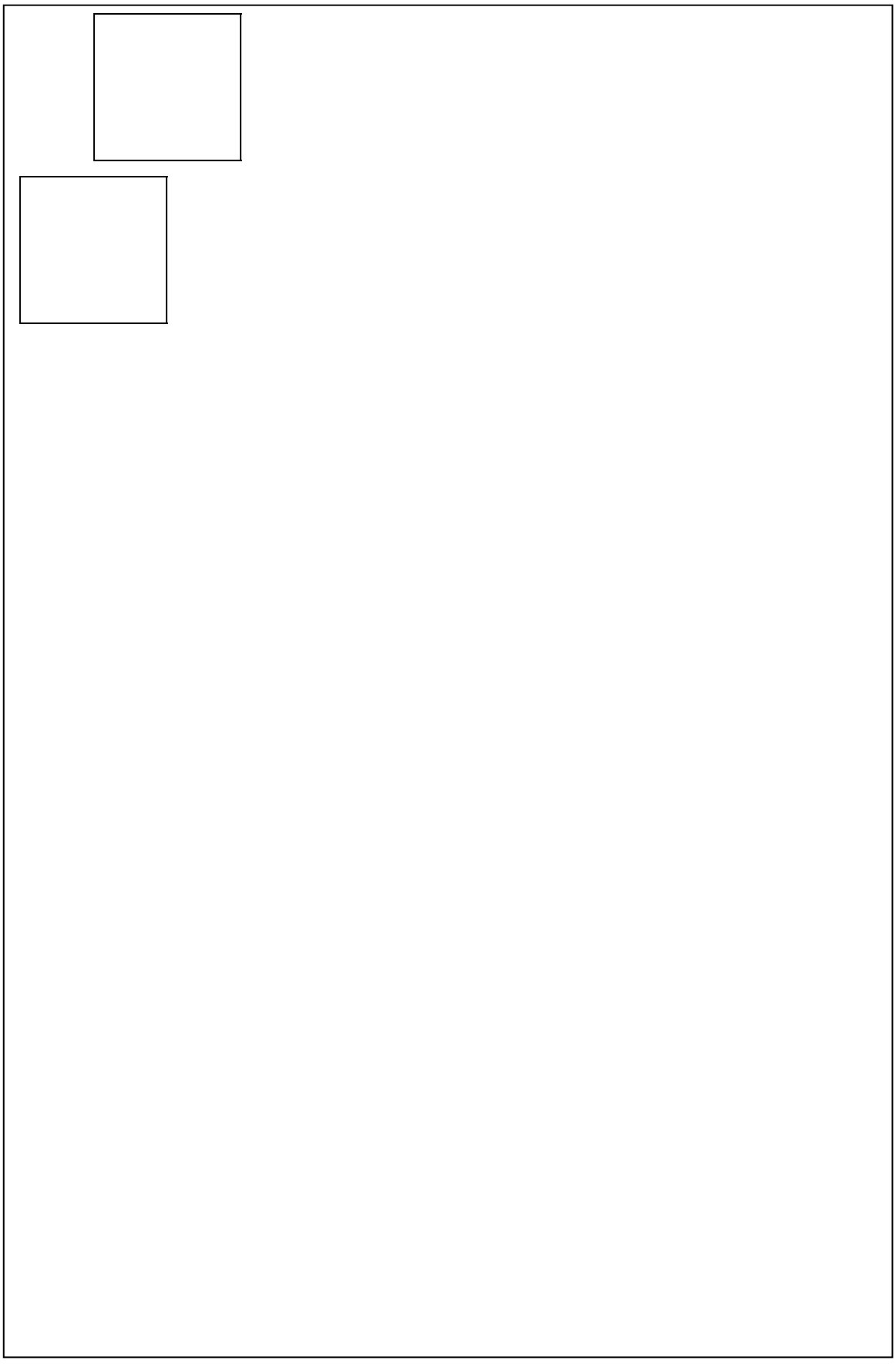
- Opening mass housing areas within the scope of mass housing law no.2985, making their development plan
- In order to meet the housing demands of low and mid-income groups in İzmir, making organisations about production of houses with low cost in new settlement areas and also organising the credit system.
- Following procedures for interior and exterior credits
- Making infrastructure plans, transportation plans and social centre plans of mass housing areas.
- Realising mass housing projects or establishing partnership with the firms which have rapid production technologies
- Providing coordination with the related cooperatives and construction firm

Generally mass-housing areas can be studied in three different production processes;

- Cooperatives cooperation
- Cooperatives established by the municipalities
- Housing areas produced by large investors

In the boundaries of İzmir Greater Municipality, the study was done in five different groups. (Table 1.) They are:

Table 1. Mass Housing Implementations in the boundaries of Greater Izmir Municipality



- The ones produced with the leadership of Izmir Greater Municipality
- The ones constructed with the cooperation of EGEKOOP Cooperatives and Municipality
- Mass Housing Applications of Emlak Bank
- Produced by Cooperatives with the leadership of district municipalities.
- Mass Housing Applications of Private Investors.

In this section where the mass housing examples are compared in terms of their legal and organizational forms, an analysis will be made on the five mass housing sites. Readings in terms of "conceptual", "physical" ve "legal"aspects which are explained in the methodology section and mainly in the second chapter, will be made. Those readings are based on the analysis of spatial structure in terms of their quantity and quality. The selected sites have alike topographical structure and population profile. This will help to compare the selected examples. The mass housing areas will formerly be evaluated with regard to their own characteristics and will latterly be compared among each other.

5.1. THE SPATIAL PATTERN OF EGEKENT3 PROJECT IN BUCA REGION

After the aproval of 2487 numbered Mass Housing Law in 1981, İzmir Municipality started to take some precautions against the problem of housing. At first, a settlement composed of 10 000 houses was designed in an area owned by the municipality in Çiğli. This is Egekent project, which is the first applicatrion carried out by the coordination of Egekoop Kooperatifler Birliği and the municipality. The projects produced as an end result of this organisation took into consideration the design model of Batıkent Konut Üretim Yapı Kooperatifleri Birliği in Ankara. Egekent is composed of 8548 housing units.

Egekent is located on the northern development axis of İzmir metropole. It is 11 km to Karşıyaka, 23 km to the city centre and 5 km to Büyükçiğli Organize Sanayi Bölgesi (İzmir Belediyesi, 1984). This mass-housing area is connected to the main city with Menemen-İzmir road. It is expected that the railway running at the south of the

area will increase the accesibility of Egekent. Egekent 3 Project, which is considered among the examples of the thesis, is composed of the twentytwo parcels that are owned by Arsa Ofisi Genel Müdürlüğü and located at Buca-Tınaztepe region (Egekoop, 1993; Koç, 2002).

The total number of cooperaties is seven in this area. These exclude S.S. Merter Arsa ve Konut Yapı Kooperatifi and Sevilenkent Konut Yapı Kooperatifi. The contract of these cooperatives was undertaken in 1992. (Ege-koop, 1994; Koç, 2002, tablo s.226) The total number of housing units in Egekent-3 is 848. (fig. 56,57)

Fig. 56. Egekent 3 Mass Housing Area, Three Dimensional Picture, Yeşim Özgen Archive
Fig. 57. Egekent-3, Architectural Plan, Ege-Koop, The Physibility Study On Egekent-3 Area

The projects including architectural, structural, sewarage and electrical features were designed by Ege-Koop technical service. There are four housing units, two elevator cabins and a space for storing coal at one floor level. (Fig.58) The total area of a single unit is 108m^2. (Table 2, 3) The cooperatives:

S.S. Merter Konut Yapı Kooperatifi (10 storeyed and 9 storeyed blocks, both type 2 in number)

S.S. Alkent Konut Yapı Kooperatifi (9 storeyed blocks,4 in number)

S.S. Sevilenkent Konut Yapı Kooperatifi (9 storeyed blocks, 3 in number)

S.S. Gayem Konut Yapı Kooperatifi (10 storeyed blocks, 2 in number; 12 storeyed blocks,1 in number)

S.S. Avşarkent Konut Yapı Kooperatifi (10 storeyed blocks, 2 in number; 12 storeyed blocks,1 in number ;13 storeyed blocks, 1 in number)

S.S. Beyazkent Konut Yapı Kooperatifi (9-10-11-12 storeyed blocks, each of them1 in number)

S.S. Birlikcan Konut Yapı Kooperatifi (8,5 storeyed blocks, 2 in number)

When the spatial pattern of the mass housing which is described generally is analyzed then the following points can be marked: (Fig.58)

Fig. 58. Egekent 3 Mass Housing Area, Photos From The Site, Yeşim Özgen Archive

- In the category of "conceptual analysis", it is observed that the mass housing / satellite town built after 1980's at the rims of the cities coincide with the general structure
- In "legal Analysis" of Egekent 3, as already observed in the "land use" schema, the settlement of 4032 is insufficient in terms of social area and equipment. The site provides only trade and educational area. Besides, it is in the center of the settlement and has an equal accessibility for all sides. The green area available per person which 6.1 m.2 is insufficient. There exists five independent blocks, which are based on flat ownership law. The green areas surrounding the block are public territory and it is important to note that they are not designed as semi-public areas.
- The "physical analysis" is composed of four main categories. In the category of "housing typology", a typical plan is applied but the heights vary. When the relationship between the blocks is concerned, the spatial quality seems in sufficient. In the "circulation pattern" analysis where the hierarchical qualities of roads are evaluated, it seems that there do not exist a homogeneous distribution. In this context, the semi-private and semi public areas of housing that exist nearby the roads or the streets display differing qualities. In general, the distribution originates form three main spots. As it

is already observed in “pedestrian network” analysis, there is no outstanding fact other than the bus stop being in the equal distances from each other. Only the distribution from the bus stop to dwelling units forms the essential feature. Finally, in the “green use” analysis, the public green is insufficient in terms of quantity and quality. The greenery is somehow a passive and a left-over land.

5.2. THE SPATIAL PATTERN OF EVKA 3 PROJECT IN BORNOVA REGION

İzmir Great Municipality has undertaken some activities in the field of house construction since 1984. An important activity was the foundation of a new settlement project in a squatter housing region of Buca-Tınaztepe. The municipality owned this region. The mass housing found supported this project within the frame of 2985 numbered law. EVKA Project was started by the coordination of the municipality with the izbevka yapı kooperatifi in 1985.

The sites suitable for mass housing were searched. It was decided that the two areas one in Buca (215 hectare) and the other in Karşıyaka (118 hectare) were appropriate for settling. Infrastructure projects were supported by the fund of infrastructure. After some research on social housing examples, a prototype project (60m2) was applied in 1985. This was presented in İzmir Fair. The project was named EVKA, house earning (‘ev kazandırma’) (İBŞB; 1988).

The Evka-3 project will be examined within the frame of this thesis. Evka 3 settlement composed of 1408 houses and 6000 people in population. (Avşar, 1988) Mass housing area is planned at an area owned by the Municipality in Erzene district, Bornova, İzmir. This area was declared as mass housing area by the circular of İzmir Government dated 9.1.1987 and numbered 14/710. It is 13 km to İzmir city centre. (Fig.59, 60,61) (Table 4,5)

Fig. 59. Evka 3, Mass Housing Area,
Izbevka Konut Kooperatifi Archive

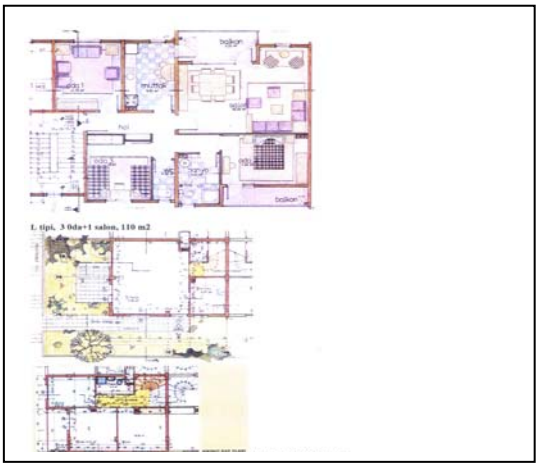


Fig. 60. Evka 3, L & K Apartment Type, Izbevka Konut Kooperatifi Archive
Fig. 61. Evka 3, N &M Apartment Type, Izbevka Konut Kooperatifi Archive

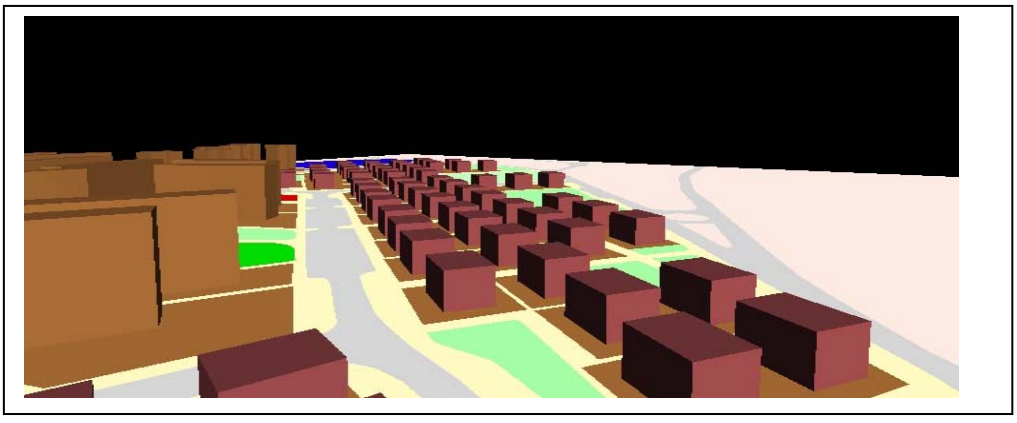


Fig. 62. Evka 3-D Image,
Yeşim Özgen Archive

The cooperatives;

- 3 storeyed K typed blocks, 115 M^2, 188 housing units (4 room and a living room)
- 5 storeyed L typed blocks, 110 M^2, 290 housing units (3 room and a living room)
- 5 storeyed M typed blocks, 75 M^2, 740 housing units (2 room and a living room)
- 5 storeyed N typed blocks, 55 M^2, 120 housing units (1 room and a living room) (Koç, 2002; Evka 2 Yapı Kooperatif Kayıtları). (Fig.62, 63, 64,65,66)

When the spatial pattern of mass housing that is briefly defined above is analyzed;

- In the "conceptual analysis" category, the housing fits the definition of mass housing or satellite town, which was built on the urban periphery after 1980's.
- In "legal analysis", which is manifest in the 'land-use' schema of Evka 3 mass housing, the settlement of 4608 populations, has an insufficient social equipment area. The trade center even located in the center and has easy access, lack the sufficient size and location. While proposing a public use, the way it is squeezed in the housing blocks and the lack of outdoor space is negative. The educational area is located in the southwest whose location and accessibility is in efficient. Generally, it is observed that the distribution of public space is not considered with respect to the ditrubition and density of private spaces. The green area per person is determined as 5,42 is not sufficient enough. While the quantity is insufficient, in qualitative means, the green area is located around the two floor blocks, which created an unequal distribution. There exist a mixed use in the site. The northwest of the settlement includes type 'K' "back-to-back semi detached" houses. They have green areas, which provides the potential of semi-private and semi-public use. The partment blocks of "N","L&M" types are not designed in a specific pattern or order. The semi-private areas where the blocks are situated are excess areas.

Fig. 63., Fig. 64. Evka 3 Mass Housing Areas,
Izbevka Konut Kooperatifi Archive,

Fig. 65., Fig. 66. Evka 3; Front And Back Yards From The Blocks,
Semi-Public And Semi Private Spaces, Yeşim Ozgen Archive

- In “physical analysis” there exists four categories. Four plan types are applied in in the “housing typology” category. “K” type tripleks, back-to back-semidetached houses, located in the north wet of settlement are constructed homogenously. The blocks of “N”, “L&M” type are five storeys high. Even the height of the apartment blocks are the same, there is not observed a specific design criteria. Neither the relations of blocks with public area nor the blocks with housing units are taken into consideration. In the ”circulation pattern” analysis, where the road hierarchies are of concern, there does not exist a homogenius distrubution of roads. However, the main road, which is also the road of public transportation system, provided an equal acess to all sides of the site. What is observed here is that, the vehicle road is much significant than the pedestrian. The 2nd and 3rd. degree roads are joined with the main road. The “K” type triplex houses whose distrubiton of green area is equal, wthe regard to their location to street, they diplay differing uses. The front yard facing the main road and the ones facintg the 3rd degree road and green show different kinds of spatial use and feature. The other areas where the other types are located have a lack of public green and have weak relationships with each other. In general there is distrubution form five spots. As it is seen in the “pedestrian network” analysis, there is no positivity other than prvision of equal acess. As there is no public area provided for the housing, consequently there is not any pedestrian traffic. Only distribution form the bus stop to housing blocks is considered. In another words, the emphasis is on transportation. In the ”circulation pattern” analysis, where the road hierarchies are of concern, there does not exist a homogenius distrubution of roads. However, the main road, which is also the road of public transportation system, provided an equal acess to all sides.

5.3. THE SPATIAL PATTERN OF EVKA 6 PROJECT IN BOSTANLI REGION

Evka 6 is located on the northern development axis of Evka 2-settlement area at Çiğli. (Table 6.,7)

There are 40 blocks in the mass housing area

The cooperatives;

- B Typed Blocks, 55 M^2, 338 Housing Units (1 Room and a Living Room)
- C Typed Blocks, 86 M^2, 96 Housing Units (2 Rooms and a Living Room)
- D Typed Blocks, 95 M^2, 111 Housing Units (3 Rooms and a Living Room)
- C1 Typed Blocks, 104 M^2, 204 Housing Units (3 Rooms and a Living Room)
- C2 Typed Blocks, 55 M^2, 102 Housing Units (1 Room and a Living Room)
- D1 Typed Blocks, 104 M^2, 148 Housing Units (4 Rooms and a Living Room) (Koç, 2002; Izmir Büyükşehir Belediyesi, 1996) (Fig.67, 68,69,70,71,72)

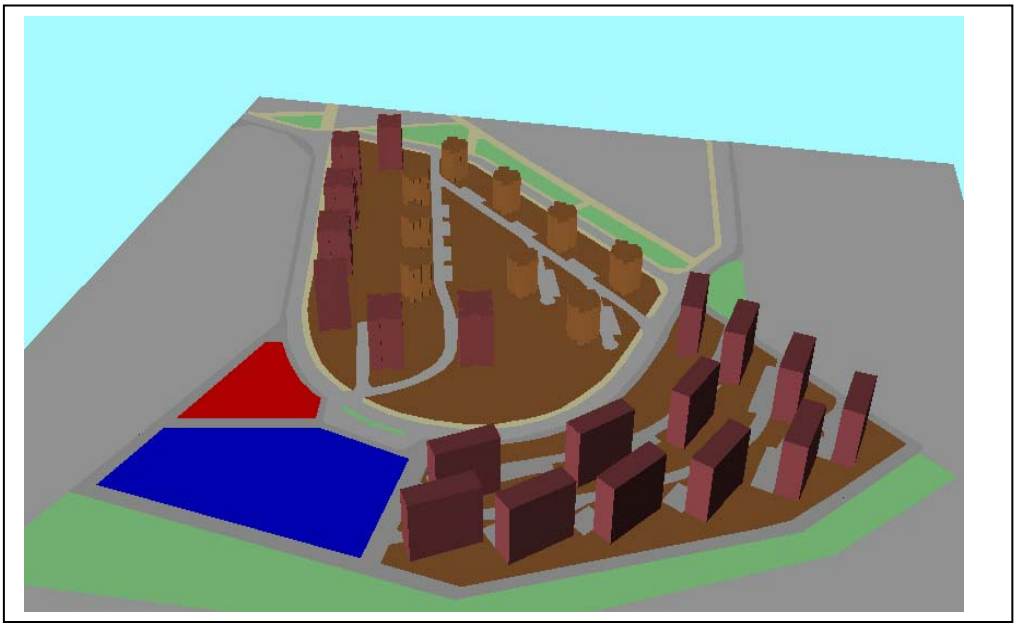


Fig. 67. Evka 6 Mass Housing Area,

Three Dimensional Picture, Yeşim Özgen Archive

Fig. 68. Evka 6 Mass Housing Area,
Yeşim Özgen Archive

Fig. 69. Evka 6 Mass Housing Area, View From The Blocks
Hülya Koç Archive

Fig. 70. Evka 6 Mass Housing Area, Outdoor Spaces,

Semi Public And Semi Private Spaces,
Hülya Koç Archive

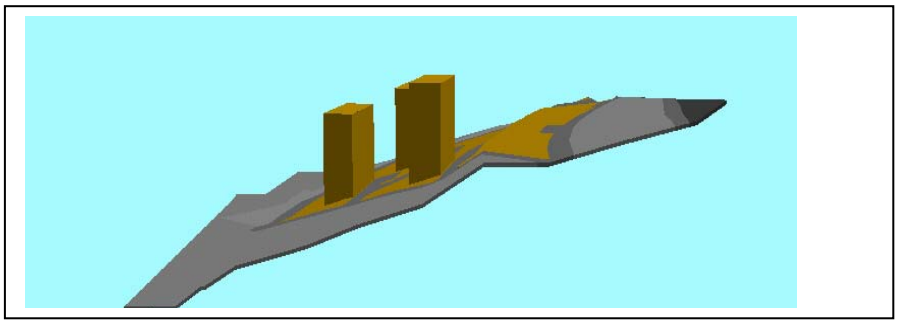


Fig. 71. Evka 6 Mass Housing Area, Three Dimensional section,

indicating the unsuitable landscape. Yeşim Özgen Archive

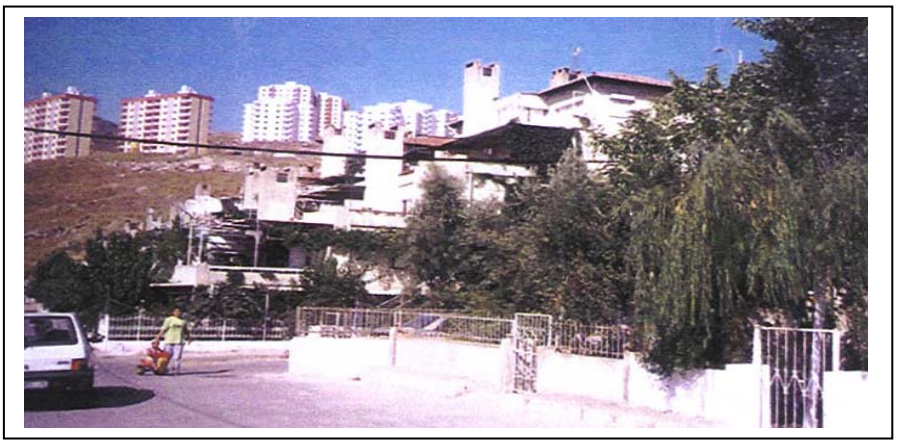


Fig. 72. From Evka 2 To Evka 6 Mass Housing Area,

Outdoor Spaces, Hülya Koç Archive

When the spatial pattern of mass housing that is briefly defined above is analyzed;

- In the “conceptual analysis” category, the housing fits the definition of mass housing or satellite town, which was built on the urban periphery after 1980’s.
- In “legal analysis”, which is manifest in the ‘land-use’ schema of Evka 6 mass housing, the settlement of 3168 populations, has an insufficient social equipment area. There exist trade and educational facility in the site. Besides, the area located in the northwest, resuts to difficulty in access and location and does not propose a public use. The green area per person is determined as 6,4 m2 is not sufficient enough. There exists six independent blockswhere the flat ownership law is taken as a base. The green area surrounding the blocks are shared in terms of ownership and are not designed as semi-private areas.
- In “physical analysis” there exists four categories. Six plan types are applied in in the “housing typology” category and the heights of the blocks vary. Even the northwest side of the site is inclined, the height of the blocks also rises and the blocks because of their heght and density display negativite condition in terms of privacy. When the relationship of blocks with eachother is taken into consideration, the spatial qualifications are in sufficient. In the “circulation pattern” analysis In the ”circulation pattern” analysis, where the road hierarchies are of concern, there does not exist a homogenous distrubution of roads. Besides there does not exist a equal acess. Generally, there is a distrubution form three main spots. As it is seen in the “pedestrian network” analysis there is a lack of pedestrian traffic. Only distribution form the bus stop to housing blocks is considered. In another words, the emphasis is on transportation. Finally, in the “green use” analysis, the public green is insufficient in terms of quantity and quality. The greenery is somehow a passive and a leftover land.

5.4. THE SPATIAL PATTERN OF ATAKENT PROJECT IN BOSTANLI REGION

Atakent mass housing project is constructed on 662.409-metersquare land by "Türkiye Emlak Kredi Bankası" in Bostanlı. The construction work was began in 1986 and completed in 1989 (Fig.73, 74,75,76,77,78). The project is consisted of 28 blocks with 1072 housing unit and 61 stores. There are four types of housing unit.other facilities are one primary, one middle school, one tennis club, swimming pool, children playgrounds and public parks. (Table 8.,9)

The cooperatives;

- B Typed Blocks, 55 M^2, 338 Housing Units (1 Room and a Living Room)
- C Typed Blocks, 86 M^2, 96 Housing Units (2 Rooms and a Living Room)
- D Typed Blocks, 95 M^2, 111 Housing Units (3 Rooms and a Living Room)
- C1 Typed Blocks, 104 M^2, 204 Housing Units (3 Rooms and a Living Room)
- C2 Typed Blocks, 55 M^2, 102 Housing Units (1 Room and a Living Room)
- D1 Typed Blocks, 104 M^2, 148 Housing Units (4 Rooms and a Living Room)

(Koç, 2002; Izmir Büyükşehir Belediyesi, 1996)

When the spatial pattern of mass housing that is briefly defined above is analyzed;

- In the "conceptual analysis" category, the housing fits the definition of mass housing or satellite town, which was built on the urban periphery after 1980's. However, they seem to adapt the urban fabric in terms of its location and application quality.
- In "legal analysis", which is manifest in the 'land-use' schema Atakent mass housing, the settlement of 4920 populations, has a sufficient social equipment area. The trade activity is given more importance with respect to educational facility in the site. Besides, the area located in the northwest, resuts to difficulty in access and location and does not propose a public use.

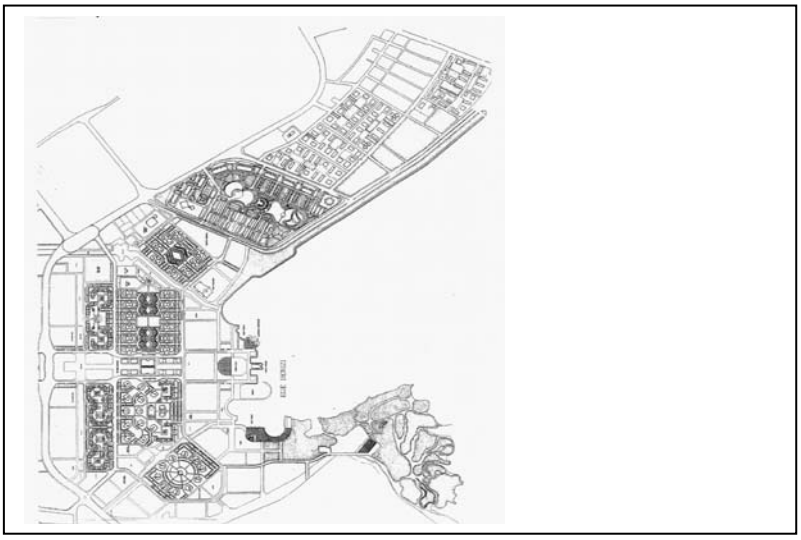


Fig. 73. Atakent, Mavişehir And Bostanlı Emlak Bankası Mass Housing Areas,

Hülya Koç, Izmir'de Cum. Dön. Top.Kon.Uyg., Izmir,**1981,p.370**

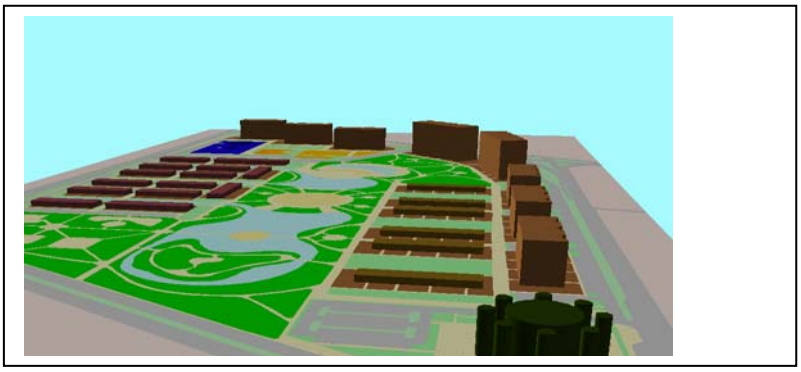


Fig. 74. Atakent Mass Housing Area, Three Dimensional Picture,

Yeşim Özgen Archive,

Fig. 75. Atakent Mass Housing Area,

Hülya Koç, Izmir'de Cum. Dön. Top.Kon.Uyg., Izmir,**1981,p.364**

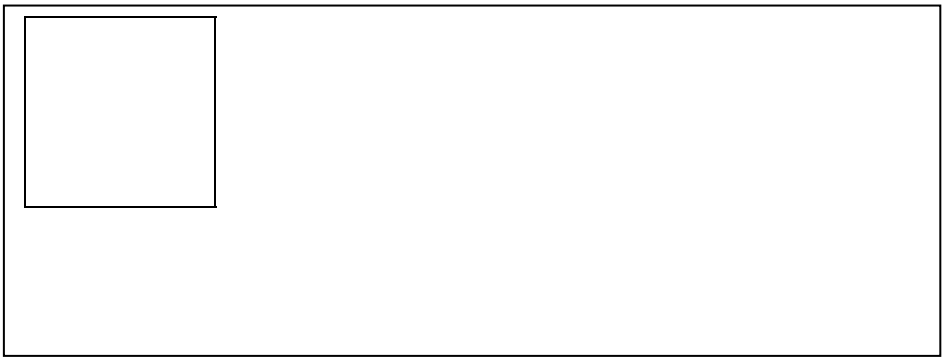


Fig. 76. Atakent Mass Housing Area,

Hülya Koç, Izmir'de Cum. Dön. Top.Kon.Uyg., Izmir,1981,p.363

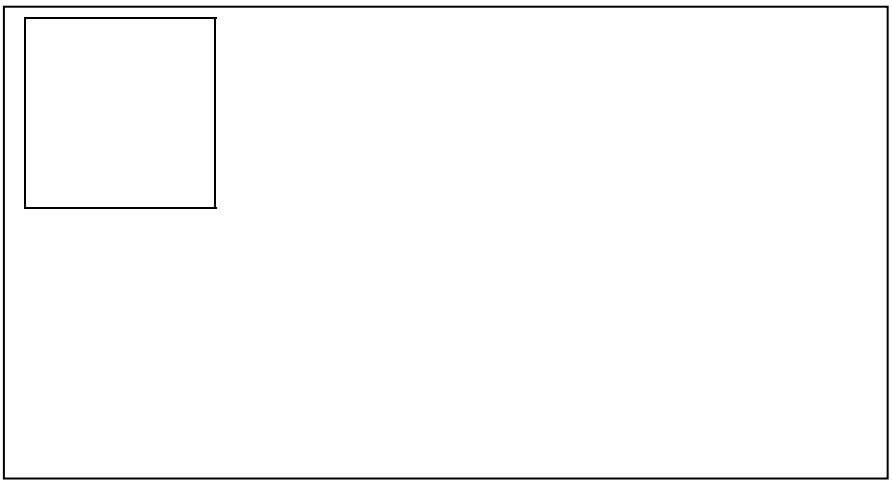


Fig. 77. Atakent Mass Housing Area,

Showing Outdoor Spaces

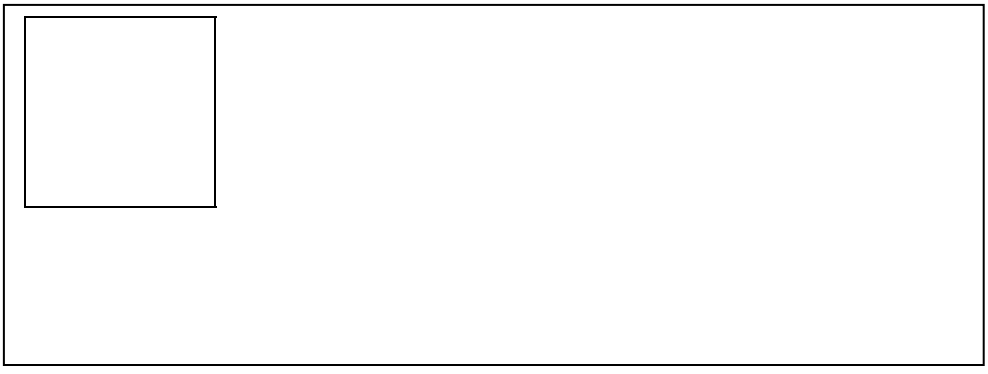


Fig. 78. Atakent Mass Housing Area,

Hülya Koç, Izmir'de Cum. Dön. Top.Kon.Uyg., Izmir,1981,p.363

The, reason is that the user has a higer economical profile. The green area per person is determined as 19,77 m2 is above the standarts. .There is a mixed use of dublex houses with the housing of flat ownership. There exists four types of designs in the housing area. Because of the varying typology of housing and their location, the semi-private and public areas exist in quantity but because of the over height of the blocks there occurs problems in privacy. One can interpret that the transition between spaces are not successful. There could be other ways of satisfying such a need when the user's profile is taken into account.

- In "physical analysis" there exists four categories. In the "housing typology" category, there exist varying uses. As it is manifest in the schema, the "bergma ve efes types, are planned as 14 ve 9 storeys and formed a set in t axis in the east and south direction. Miw used plan type, which is 'Didim', composed of five storey blocks and dublex houses. In the same sense, the blocks surround the settlement and the dublex houses are faced to the public area. The design of the housing area, where the different plan types are used, may said to have a positive quality. On the other hand, in terms of their relationshiops with each other they include problems. The privacy is disturbed. In the "circulation pattern" analysis, when the hieracy of roads are concerned, there observed a defined outer rim in the site. In the interior, the socializing spaces along with the public area serves in semi-private use as well. This may be regarded as a positive point. The 2^{nd} and 3^{rd} degree roeads have hierarchisl order. In the "pedestrian network" analysis, the access to bus stops and parking lots is rather easy. The green area located in north and south of the housing has a characteristiritic of segmenting the settlement. On the other hand, such a green area is expected to have location and size of capabaly serving to all housing blocks. Besides being a segmenting tool, it is expected to have a gathering feature. The green area, rather than being located within the housing blocks is located mainly in the social area. In the "green use" analysis, the public green area is quantitavely sufficient but qualitatively chops up the settlement.

5.5. THE SPATIAL PATTERN OF MİMKENT PROJECT IN ÜÇKUYULAR REGION

MİMKENT mass housing project is located in Üçkuyular-esentepe with 1566 housing units, is built by demirer Construction Company. First construction phase covering 14.2 hektar area with 1088 housing units, are completed between year 1988-1992, and 320 housing units, and second phase construction is completed 320 housing units between 1992-1993. Third phase construction with 158 housing units, was begun in 1995. Total area of second and third phase is 6.2 hektar (Fig.79, 80,81,82,83,84).

When the spatial pattern of mass housing that is briefly defined above is analyzed; (Table 10.,11)

- In the "conceptual analysis" category, the housing fits the definition of mass housing or satellite town, which was built on the urban periphery after 1980's. However, its relationship with the urban pattern is more intimate with regard to other examples. On the contrary this situation does not affect the design.
- In "legal analysis", which is manifest in the 'land-use' schema of Evka 6 mass housing, the settlement of 3168 populations, has an insufficient social equipment area. There exists only trade area in the site. The green area per person is determined as 6,4 m^2 is not sufficient enough. It may be regarded as sufficient for the day it was planned. However, it does not have corresondence in use because of the inclination of the site. There exists six independent blockswhere the flat ownership law is taken as a base. The green area surrounding the blocks are shared in terms of ownership and are not designed as semi-private areas.
- In Physical analysis there exists four categories. Typical plans are applied in

in the “housing typology” category. When the relatiaonships of block are taken into consideration, the spatial quality is insufficient. In the ”circulation pattern” analysis, where the road hierarchies are of concern, there does not exist a homogenous distrubution of roads. A vehicular traffic is taken into the fore rather than the public use. Generally, there is a distrubution form two main spots. As it is seen in the “pedestrian network” analysis there is emphasis car traffic. . Finally, in the “green use” analysis, part of the public green serves the trade and bus stop and is desgined as a welcoming gate of the settlement. However, the distribution of the green may be negatively criticized. The greenery is somehow a passive and a leftover land.

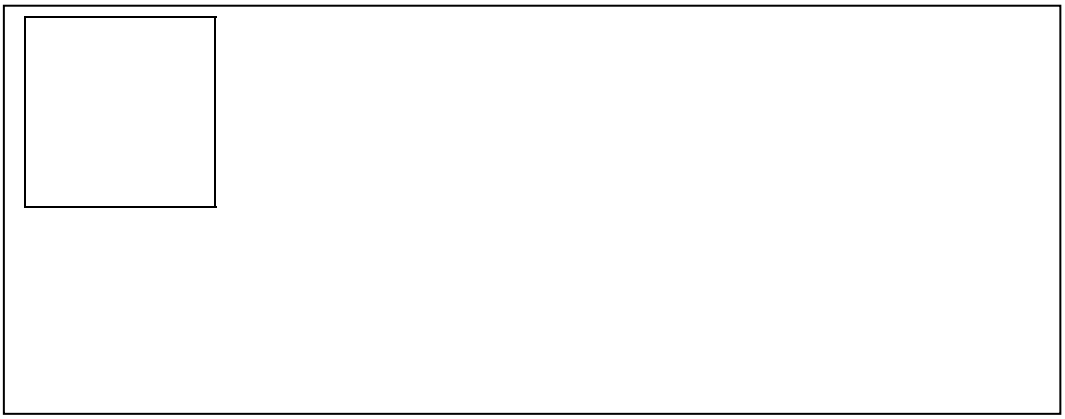


Fig. 79. Mimkent Mass Housing Area, 1996

Hülya Koç, Izmir’de Cum. Dön. Top.Kon.Uyg., Izmir,1981,p.379

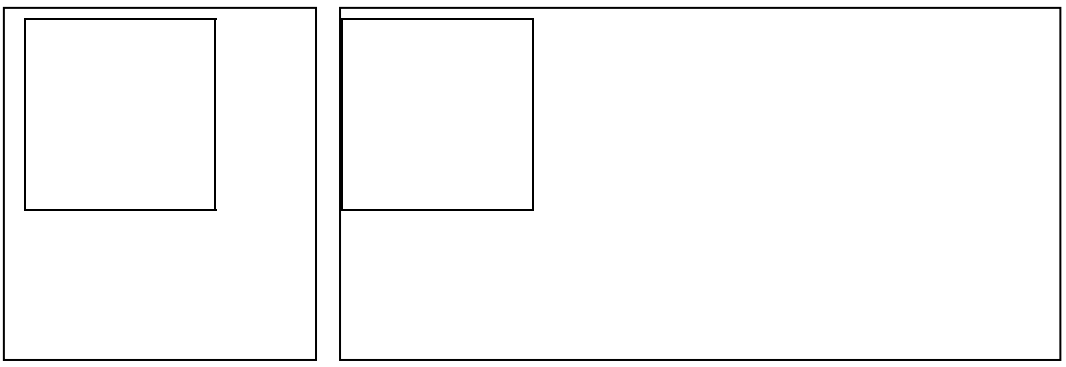


Fig. 80. Mimkent Mass Housing Area, 2001, Yeşim Özgen Archive

Fig. 81. Mimkent, Mass Housing Area,

Hülya Koç, Izmir’de Cum. Dön. Top.Kon.Uyg., Izmir,2001, p.379

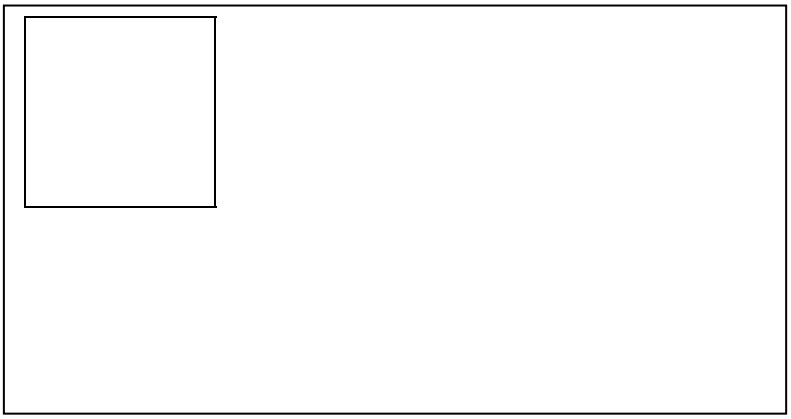


Fig. 82. Mimkent Mass Housing Area, Elevations

Mimkent koop. archive

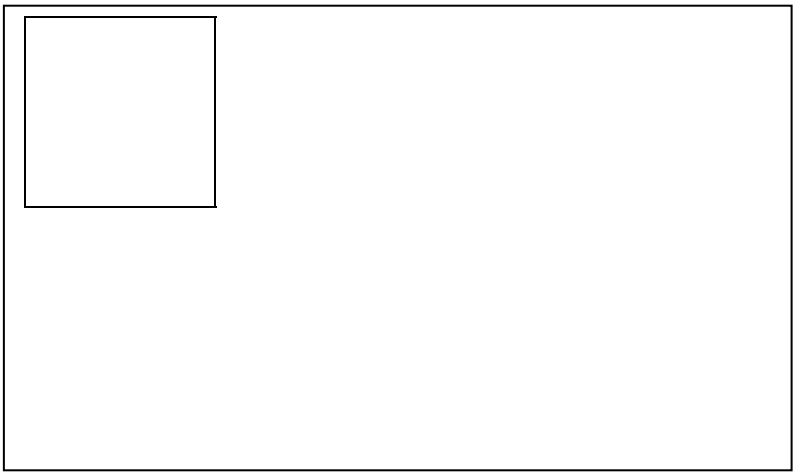


Fig. 83. Mimkent Mass Housing Area,

Yeşim Özgen Archive

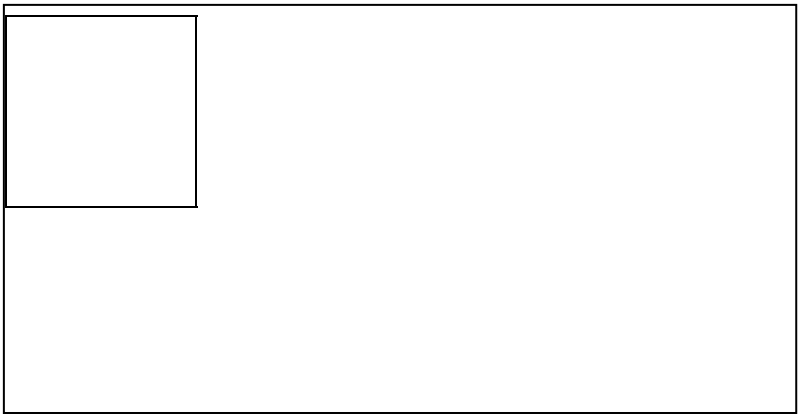


Fig. 84. Mimkent Mass Housing Area, Plans

Mimkent koop. archive

5.6. A DISCUSSION FOR HOUSING SPATIAL PATTERN IN THE MASS HOUSING PROJECTS

At the end of the research, it is understood that the analysis regarding the Municipality and Government land stock within the borders of İzmir Municipality is not regularly carried out in a scientific manner. The approach of İzmir Great Municipality for finding construction areas of mass houses was as follows. If there was no area as large enough for the construction, then the municipality searched for an area owned by the Government. However, it did not pay much attention to the location of the area. Then, the municipality asked for the transformation of the ownership of the area to its own property. In other words, large areas owned by the government are regarded as potential areas for mass housing.

- It is understood that the majority of the large mass housing projects are applied on inclined land. The examples analysed in this thesis present the problems of design on inclined land pieces. The ranges of inclination percentage are as follows. Evka-3, % 5 -% 30; Egekent-3, % 25 - % 45.
- The income groups that these mass housing projects were designed for included not only the low groups, but also the high ones. The applications of Emlakbank examplify this situation. Atakent, mass houses were presented to the high in-come groups. The location of these mass houses was close to the city centre. They neighboured developed house districts. Therefore, the prices of lot were high for these examples. Ege-Koop, which used to construct mass houses for middle-income groups, changed its policy in its recent applications.
- Two different type of ownership pattern is seen in the present mass housing projects. In some of them, the houses are constructed on single parcels. In some others, the owner of the parcel and the house is the same person. At the urban areas in which apartment type of houses are present, flat ownership law has been effective on the physical formation.
- As these evaluations indicate, it is clear that mass housing projects are realised on unsuitable land pieces just because these areas are easy to obtain; the municipality or the government owns them. Since they are unsuitable

from the settlement selection criteria point of view, they might become slum areas in the future.

- The quality of the topography makes the design problem complex. Since the characteristics of the topography are not taken into consideration in the design solutions, the results are of very poor quality.
- One of the important problems of the mass housing projects stems from the discoordination of cooperative organisations. The social organisation that is desired to be established at the beginning of the work is not sustained afterwards. This, in turn, causes the formation of undefined spaces.
- The inputs of the Flat Ownership Law conflicts with the cooperative concept. High apartment buildings with many floors were constructed on single lots. The legal rights of the multi-owners were cordinated by the mentioned law. This law is an easy to use tool for space formations, but it makes it difficult to coordinate the population of the mass housing settlements so that they come together to solve their own problems. The outdoor spaces (including semi-public and semi-private transition spaces) that are owned by nobody are formed. This law does not coordinate social relations.

CHAPTER 6

CONCLUSION

In this study, transformation of semi-private and semi-public urban spaces of 20th century settlements and their housing units has been analysed. It is seen that planning decisions that have been developed for the country whole have found a suitable application ground in İzmir. Urban settlement pattern of 20th century includes two basic types of settlements with different characteristics. These are garden-city and satellite-city. The evolution of these two types in İzmir is parallel with the developments in the rest of the country.

The reason of discussing the analysis results at settlement scale is that urban settlement pattern has started to be designed and applied in settlement scale since the beginning of the twentieth century. As explained in chapter two, the previous design process comprehended parcel and house unit scales. As the type of master plan regulations that formed the settlements changed, the criteria effective in the design process changed as well. The design manner of single parcel scale included variations according to road width (maximum building height, backyard or courtyard size, withdraw distances from the parcel borders). On the other hand, the limitations of settlement designs were different from those of single parcel scale (floor area ratio, total area ratio).

Within this frame, the reasons of transformation of settlement and housing tradition may be stated as social realities with physical, conceptual and legal roots.

As a consequence of this understanding, ‘satellite cities’ or ‘mass housing areas’, which are the new names of modern settlements, have started to be produced rapidly at the borders of metropolitan cities. Together with this development, the building types that are suitable for mass production – ‘spot and semidetached blocks’ – were legalised. The approach of functional disintegration has found application ground in urban scale and housing unit scale. With relation to this disintegration, evening and daytime uses have been separated.

The ‘loosening’ and ‘disintegration’ in social life has become legible in the physical structure of the built environment. The ‘cities’ started to present a fragmentary structure. This dinintegration ended with the redefinition of public and private lives. The new public and private spaces did not possess the remians of old habits. They were reflections of the ‘modern’ living culture.

Following these developments, modern settlement habits were interpreted as multi-floored apartments in Turkey’s case. The legal tool that made this presentation type possible was flat ownership law. Private space / house unit, which was altered in relation with the ownership understanding declared by Flat Ownership Law, was presented in a new dimension.

Since this Law let many units built in a single building, the housing units lost their relation with the ground. They started to come together with a new understanding of spatial organisation. Relation of house unit-house unit and relation of house unit – near-by environment or, in other words, relation of housing unit – ground were designed in a different platform. As a result, spatial pattern or hierarchical order, which include public-semipublic-semiprivate-private space relations, was disintegrated.

The only law that was accepted as legal in the formation of mass houses is ‘Flat Ownership Law’. The decisions included in item nineteen made necessary changes and design proposals possible for this type of settlements. The documents presented in the appendix (laws about municipalities, cooperatives, etc.) provide an idea about the organisation and legal framework, but they do not include guidelines for physical formation. Within this frame,the only law in charge of physical formations of residential areas after parcel appropriation is Flat Ownership Law.

Item nineteen presents flexibility in the design of settlement pattern of mass housing projects. However, the opportunities of this item are not fully made use of. The subject demanding for mass housing usually belongs to middle income group. This, in turn, brings the problems of insufficient budget and the logic of producing through a cheap process. The process of project production is not sufficiently supported

economically. Since the users are not convinced about the importance of good design and since alternative design solutions are not presented to them, examples with poor qualities are produced. The users do not wish to face up with housing units with variations. At the end of all these problematic situations, the same housing unit type is repeated many times in different locations.

Within the borders of this study, housing unit presentation types were analysed in general. The mass housing areas that make up the majority of today's housing stock were taken into consideration. The criteria of choosing the five mass housing areas in İzmir may be listed as follows: The major criterion is to check if there is a difference between the design of mass housing examples realised by different organisations. Another criterion is that all five examples are application carried out after 1980 and they have populations close to each other. The significance of this criterion is the necessity of similar social facility areas in similar sized settlements. At the same time, the necessity of similarities in scale for public and semi-public areas makes the analysis results comparable with each other.

In a general frame, the settlements excluding Atakent are all located on inclined lands. This stems from the fact that government land unsuitable for agriculture was used for building mass houses. The integration of mass housing areas with the city or the spatial organisation of these areas themselves was not thoroughly considered.

The analysis carried out may be classified under three headings as explained in chapter two. The first is the conceptual analysis. In this context, it is concluded that All the examples selected from İzmir present the characteristics of satellite – mass housing areas, which have been experienced in the contrary since 1980. There is another point that should be underlined. The analysed mass housing areas present a conceptual peculiarity, when compared with other satellite cities. This id due to the structure of the population; the majority of the females living here are housewives (Göregenli; Koç; Altınçekiç). This brings forward the presence of a relationship between the housing units. Experiencing the 'house' is an important phenomena here. The concept of "appropriation" is adapted to ways of living extensively. However, they do not have spatial matches.

Then, it becomes indispensable to evaluate the five examples with regard to a model different from the hypothetical nucleus family model, in which all the adults in the family are working. Here, the working group is composed of men in a large amount. Women and children use the settlement in daytime.

'Legal' and 'physical' analyses are the other two main headings. The legal analysis includes the questioning of the suitability of selected mass housing areas for land use criteria. At the same time, the presence of outdoor spaces is questioned from the point of view of "ownership parttern". In this context, it is observed that the open areas within which the housing blocks are positioned in are developed as 'semipublic spaces.' In these projects, the described areas are owned by many people. These semipublic areas have their legal basis, but do not have any functional basis. The locations of housing blocks point out this critical point. This excludes Evka 3 and Atakent projects with houses including a few floors and gardens.

In the third analysis set, the housing unit typology in mass housing areas, the hierarchy of the roads on the basis of vehicle circulation, distribution of pedestrian traffic, hierarchical distribution of green areas are analysed.

In the typological analysis, it is observed that multi-floored point blocks and semi-detached blocks make up the majority. In the mix use observed in Evka 3 and Atakent areas, there is a critic situation that should be evaluated. The houses with a few floors and their relations with the semi-detached blocks across them in Evka 3 present problems involving semi-private and semi-public spaces. As understood from the perspective drawings and photographs, houses with a few flors may be observed from the multi—floored blocks. The privacy of the houses cannot be sustained. The designs should include projections in the third dimension and in settlement scale. The relations of housing units with each other should be checked in setlement scale. The spatial reflections of semi-public and semi-private areas should be well established. In Atakent project, this problem is not observed in the houses on the northen axis. On the south axis, the problem in Evka 3 is seen.

When multi-storeyed housing blocks are examined, it is seen that there is no relation between the blocks. The relation between the housing units in a single block is

not appropriate from the usage value point of view. However, there is a standard area defined for this purpose.

The second is the circulation patern analysis. Here, the hiearchical state of the roads and vehicle traffic are taken into acount. It is forethought that the privacy level of the front gardens facing a main street and a third degree road cannot be the same. In other words, the two mentioned front gardens cannot both have semi-public qualities.

This becomes an importanat criterion in settlement areas. It is understood that this hierarchy is not considered in any of the five mass housing areas. Atakent project is the best from the viewpoint of circulation hierarchy. The main road passes from the most suitable positions of the topographical layout. The secondary roads together with this main road are used for vehichular circulation. However, when one considers the roads as borders of spaces, he/she cannot state that the described road pattern also involves a qualified spatail organisation.

The pedestrain analysis involves the flow of pedestrains in the studied areas. It is concluded here that the mass housing areas have fragmentary structures in parallel with their concepts. They are connected to the city with bus stops, which are the termination points of pedestrain network. This network is actually a series of sidewalks running around the roads. Only in Atakent example, public spaces are designed together with green areas and they are positioned between house areas without being divided into small pieces. In accordance with this situation, he pedestrain axis connecting the northern and southern house areas is also erected. Unfortunately, there is no such pedestrain network in other studied areas.

‘Outdoor spatial pattern’ or ‘green use’ analysis includes the discussion of public, semi-public, semi-private areas, the suffiiciency of their sizes, their positions within their settlements, their inter-relations, their continuity and spatial quality. Excluding Atakent, the public green areas in the settlements are left over spaces. In Atakent, the public green areas including the public facilities do not have an appropriate scale that establishes realtion between the houses.

The semi-private and semi-public green areas are transition spaces that are certainly very important within the framework of the thesis. As mentioned in the previous analysis categories, the ownership condition, the capacity of usage and the quality of the spaces do not present a media for desired for social relations.

Within this context;

- The presence of 'private, semi-private, semi-public and public' spaces, which are defined as house spatial pattern, are questioned.
- The factors that play role in this spatial transformation are clarified.
- This situation is analysed in five different mass housing areas in İzmir.

In conclusion, it is impossible to explain the presence of semipriate and semi-public spaces, which are important elements of urban structure, with exactly defined standards. These transition spaces that comprehend different spatail necessities in accordance with variables such as age, sex, education and culture are important in the formation of the relations of housing units with each other. The important point here is the variation in the spatial reflection of semi-public spaces. For example, a front yard may have different qualities in relation with its location in the mass housing area, its relation with the road, the position of the close by houses, etc. A green area with public usage may gain semi-public usage because of its location. In another example, the relation of housing units in a block may be observed as follows: The hole of the staircase may be functioning only for circulation in standard floors where as it might gain a semi-public charcater at the roof floor and function just like a deadend street.

Within the limits of this thesis, the position of semi-public and semi-private areas in the spatial organisation of houses was discussed. It is concluded that studied examples in İzmir are not out-standing examples of their conceptual approaches, when their design criteria are considered.

BIBLIOGRAPHY

1. **ACAR, E. (1978)**, "Kapitalistleşme Sürecinde Toplu Konut", Mimarlık Dergisi, Ankara, 1978, No: 3
2. **AÇIKEL, F. (1995)**, "Mikro Mekan Paradigmasına Giriş", Toplum Ve Bilim, Spring 1995, No: 66, p.122
3. **ADAM, M., E. ADAM (1978)**, "İngiltere'de Toplu Konut", Mimarlık Dergisi, Ankara, 1978, No: 3
4. **ADAM, M., İ. TEKELİ, Ö. ALTABAN (1978)**, "Türkiye'de Arsa ve Konut Sorunlarına Eleştirel Bir Yaklaşım", Mimarlık Dergisi, Ankara, 1978, No: 1
5. **ADORNO, T. (1951)**, "Evsizlere Sığınak", Minima Moralia, Metis Yayınları, 1999
6. **ALKAN, B.H. (1999)**, "Yürürlükteki Yasal Düzenlemelerin Kentsel Tasarım Bağlamında İrdelenmesi", 1.Ulusal Kentsel Tasarım Kongresi Bildirisi, Mimar Sinan University, İstanbul, 1999
7. **ALTABAN, Ö. (1978)**, "Büyük Kentler Dışında Toplu Yerleşme Girişimleri ve Planlama Sorunları", Mimarlık Dergisi, Ankara, 1978, No: 3
8. **ALTABAN, Ö. (1993)**, "Toplu Konut Alanlarında Yönetim Ve Işletme Sorunları-Yeni Mülkiyet ve Örgütlenme Arayışları", Konut Araştırmaları Sempozyumu , T.C. Başbakanlık Toplu Konut Idaresi Başkanlığı ODTÜ Konut Araştırmalar Merkezi, Konut Araştırmaları Dizisi, Ankara, 1995, No:1
9. **ALTABAN, Ö. (1996)**, Toplu Konut Alanlarında Örgütlenme Ve İşletme, Konut Araştırmaları Dizisi, T.C. Başbakanlık Toplu Konut Idaresi Başkanlığı, Ankara, 1996, No: 13
10. **ALTINÇEKİÇ, F. (1984)**, "Bir Kooperatifleşme Süreci Öyküsü, Semeykoop 1 Den Anıl Kent Sitesine", Toplu Konut Üretimi Ve Ege-Kent Projesi Sempozyumu, TMMOB Inşaat Mühendisleri Odası, İzmir, 18-20 December 1984
11. **ALTMAN, I., M. M. CHEMERS (1980)**, "Cultural Aspects Of Environment Behaviour Relationships" in H.C.Triandis (Ed.), Handbook Of Cross-Cultural Psychology, New York: Allyn Bacon, 1980, Vol.IV, p.335-393

12. **ALTMAN, I., M. M. CHEMERS (1986)**, Privacy Regulation: Culturally Universal or Culturally Specific, Culture Journal of Social Issues, 3, 66-84.
13. **ALTMAN, I. & GAUVAIN, M. (1981).** Spatial Representationan Behavior Across the Life Span. In L.Liben (Eds.), A Cross Cultural and Dialectical Analysis of Homes.
14. **ALTMAN, I. & WERNER, C. (1985).** Home Environments. New York: Plenum Press.
15. **ALTMAN I. & LOW, S.M. (1992).** Place Attachment. NewYork: Plenum Press.
16. **ALTMAN, I. (1976).** Prvacy: A Conceptual Analysis, Environment And Behaviour, Vol.6, 1,7-29
17. **ALTMAN, I. (1977).** Prvacyregulation: Culturally Universal Or Culturally Specific, Journal Of Social Issues, Vol.13, 3,66-83
18. **ALTMAN, I. (1993).** The Meaning and Use of Housing. In E.G. Arias (Eds.), Homes, Housing, and the 21st Century: Prospects and Challenges And Environment, Brooks/Cole Pub, Monterey, 1986**ANDREWS, F. A. (1968)**, "Felt Tents In Anatolia", Sosyal Antropoloji Ve Etnoloji Dergisi, 1968, p.33-35
19. **ANON, (1918),** LGB (Local Government Board),……. P.25, Par.86
20. **ANON, (1983),** RIBA And Institute of Housing, 1983, p.9, Part 1.1.4.
21. **ANON, (1987),** Izmir Büyükşehir Belediyesi Yayınları, Büyükçiğli Evka-2 Toplu Konut Projesi Fizibilite Raporu, Ocak, 1987
22. **ANON, (1988),** Toplu Konut Üretiminde Kalite İçin Donatılar, TUBİTAK Yapı Araştırma Enstitüsü Yayını, Ankara, Yayın No: U13, Nisan 1988
23. **ANON, (1995),** Izmir Büyükşehir Belediyesi Yayınları, Bornova Evka-4 Yeşiltepe Ve Çiğli Evka-5 Osman Kibar Toplu Konut Alanı Altyapı Fizibilite Raporu, Kasım, 1995.
24. **ANON, (1996),** Izmir Büyükşehir Belediyesi Yayınları, Toplu Konut Proje Uygulamaları, 1996, Izmir.
25. **ANON, (1998),** "Yerel Gündem 21" Yürütme Kurulu Yayını. Izmir'in Kentleşme-Çevre-Göç Sorunları Ve Çözüm Önerileri, Kentleşme Raporu, 1.Cilt, Haziran, 1998, I.B.Ş.B. Yayıncılık Ve Tanıtım Hizmetleri A.Ş. Matbaası, İzmir.

26. **AREL, A. (1983)**, Osmanlı Konut Geleneğinde Tarihsel Sorunlar, İzmir, 1983, p.63-68

27. **AREL, A. (1999)**, "Türk Evi Dedikleri", Cogito, 1999, No:18

28. **ARENDT, H. (1988)**, "Geçmişle Gelecek Arasındaki Boşluk", Defter, February-March 1988, No: 3, p.78-85

29. **ARENDT, H. (1994)**, İnsanlık Durumu, İletişim Yayınları, İstanbul, 1994, p.306

30. **AYAN, M., (1973),** Izmir'de Gecekondu Problemive Gültepe Gecekondularında Sosyo Ekonomik Bir Araştırma, Unpublished Doctoral Thesis, Ege Üniversitesi Mühendislik Bilimleri Fakültesi, Izmir

31. **AYAN, M., (1979),** "*Kentleşme Süreci Içinde Izmir Ve Gecekondu Sorunu",* Izmir'de Planlama Paneli, 19-20 Nisan 1979

32. **BACHELARD, G. (1996).** Mekanın Poetikası (Aykut Derman). İstanbul: Kesit Yayıncılık (orijinal basım 1957).

33. **BAKAN, K., G. KONUK (1985)**, Türkiye'de Kentsel Dış Mekanların Düzenlenmesi, TUBİTAK Yayınevi, 1985

34. **BAKIR, İ. (1981)**, "Toroslarda Göçebe Mimarisi", Türk Halk Mimarisi Sempozyumu Bildirileri, Ankara, 1981, p.17-30

35. **BALAMİR, M. (1975)**, "Kent Mülkiyeti Ve Kentleşmemiz", ODTÜ Mimtak Dergisi, Ankara, 1975, Vol.I, p.2

36. **BALAMİR, M. (1994)**, "Kira Evi'nden Kat Evleri'ne Apartmanlaşma: Bir Zihniyet Dönüşümü Tarihçesinden Kesitler", Mimarlık Dergisi, 1994, No: 33, p.94-260

37. **BALAMİR, M. (1996)**, "Türkiye'de Apartkent'lerin Oluşumu, Mülkiyet Ilişkilerinin Dönüşümüne Dayalı Kentleşme", Tarihten Günümüze Anadolu'da Konut Ve Yerleşme, Habitat 2, Tarih Vakfı Yayınları, Istanbul, 1996

38. **BAYKARA, T., (1974),** Izmir Şehri Ve Tarihi, E.Ü. Matbaası, Izmir

39. **BAYRAKTAR, A., (1973),** Izmir Şehrinin Imarında Peyzaj Mimarisi Ile Ilgili Problemler Ve Prensiplerinin Tespiti, Birlik Matbaası, Izmir

40. **BELL, P.A, FISHER, J.D., LOOMIS, R.J., (1978),** Environmental Psychology, Philadelphia, Saunders

41. **BENEVOLO, L., (1980),** The Origins of Modern Town Planning, MIT Press, Cambridge, 1980

42. **BENEVOLO, L., (1989),** The History of Modern Architecture, MIT Press, Cambridge, 1980

43. **BENHABİB, S. (1993)**, "Models Of Public Space: Hannah Arendt, The Liberal Tradition And Jurgen Habermas" in C. Calhoun (Ed.), Habermas And The Public Space, MIT Press, Cambridge, 1993, p.73-98

44. **BENJAMIN, W. (1990),** Parıltılar, Belge Yayınları, Istanbul, 1990

45. **BİLGİN, N. (1990)**, "Fiziksel Mekandan İnsanlı Ya Da İnsani Mekana", Mimarlık Dergisi, 1990, No: 3, p.62-65

46. **BİLGİN, İ. (1992a)**, Konut Üretiminin Karşılaştırmalı Analizi, Yumfed Yay. İstanbul, 1992

47. **BİLGİN, İ. (1992b)**, "Apartmanın Vatanı Olur Mu?", Arredemento, İstanbul, 1992, p.56-59

48. **BİLGİN, İ. (1992c)**, "Konut nasıl bir maldır?", Kent ve Konut Dergisi, İstanbul, 1992, p.12-13

49. **BİLGİN, İ. (1995)**, "Modernizmin Şehirdeki Izleri", Defter, 1995, No: 23, p.85-101

50. **BİLGİN, İ. (1996)**, "Anadolu'da Modernleşme Sürecinde Konut Ve Yerleşme", Tarihten Günümüze Anadolu'da Konut ve Yerleşme, Habitat, Tarih Vakfı Yayınları, İstanbul, 1996

51. **BİLGİN, İ. (1997a)**, "Mass Housing Item", Eczacıbaşı Encyclopedia of Art , Yem Publishers, 1997, p.1803-1808

52. **BİLGİN, İ. (1997b)**, "Toplu Konutun Tarihi", Kent Gündemi, TMMOB Şehir Plancıları Odası Yayını, Ankara, 1997, No: 2

53. **BİLGİN, İ. (1998)**, "Modernleşmenin Ve Toplumsal Hareketliliğin Yörüngesinde Cumhuriyetin Imarı, İ75 Yılda Değişen Kent Ve Mimarlık, Tarih Vakfı Yayınları, Istanbul, 1998, p.277-273

54. **BİLGİN, İ. (1999),** "Serbest Plan, Serbest Cephe, Serbest Ev…" Bir Anatomi Dersi: Ev, Cogito, Yapı Kredisi Yayını, Istanbul, 1999, No: 18

55. **BRİLL, M. (1986)**, "Transformation, Nostalgia And Illusion In Public Life And Public Place"**,** Culture and Environment, Brooks/Cole Pub., Monterey, 1986

56. **COOPER, C. (1974). "**Designing for Human Behavior" in J.Lang, C.Burnette, W.Moleski& D.Vachon (Eds), The House as a Symbol of Self.

57. **COOPER, C. (1976)**, "The House As A Symbol Of The Self" in H. Proshansky (Ed.), Environmental Psychology, Holt Rienhart Winston Pub., New York, 1976

58. **COOPER, C. (1995).** The House as a Mirror of Self. Berkeley, Calfornia: Conari Press.

59. **CURTIS, JR. W., (1997),** Le Corbusier Ideas And Forms, Phadion, London, 1997

60. **ÇELİK, A. P. (1978)**, 'Yirmilerde Toplu Konut Hareketlerine Bir Bakış', Mimarlık, 1978, No: 3, p.25

61. **ÇUBUK, M., H. KARABEY, G. YÜKSEL (1978)**, "Yapılanmamış Kentsel Kamusal Dış Mekanlar", İstanbul ve Türkiye'de Kentsel Dış Mekanların Düzenlenmesi, TÜBİTAK Yayınları, 1978, No: 30

62. **DAUNTON, M. J. (1983)**, House And In The Victorian City: Working-Class Housing 1850-1914, Edward Arnold Pub., London, 1983

63. **DAVIS, S., (1977),** The Form of Housing, Van Nostrand Reinhold Company, London, 1977

64. **DOWEY, K. (1978)**, "Home: An Ordering Principles in Space", Landscape, 1978, No: 22, p.27-30,

65. **DOWEY, K. (1985)**, "Home And Homelessness" in C.W. Altman (Ed.), Home Environments, Plenum Press, New York, 1985, p.33-65

66. **DUNLEAVY, P. (1981)**, The Politics Of Mass Housing, Oxford University Press, London, 1981

67. **EKER, F., M. ERSOY (1981)**, Kent Planlamada Standartlar, 1981, p.1

68. **ELDER, A. (1988)**, The Guide To The Building Regulation, Architectural Press, London, 1988

69. **EVYAPAN, G. A. (1981)**, Kentleşme Olgusunun Hızlanması Nedeniyle Yapılar Yakın Çevresi Düzeyinde Açık Alan Ve Mekanların Değişimi, ODTÜ Mimarlık Fakültesi, Ankara, 1981

70. **EYÜCE, Ö. (1991)**, Toplu Konut : Sorunlar Ve Nedenleri-Konut Çevrelerinin Mekansal Gerekliliklerine Bireyin Tatmini Açısından Psikolojik Bir Yaklaşım, Yayınlanmamış Doktora Tezi, DEÜ. Fen. Bil. Ens. Mim. Böl. Tezi, İzmir, 1991

71. **FEHL, G. (1999)**, "Wohnungsbau Für Die Minderbemittelten Seit Dem Ausgehenden 19. Jahrhundert in Deutschland: Wohnungs-Siedlungs-Stadt", Symposium For Mass Housing Applications In Turkey In The Last Ten Years, İstanbul, 1999

72. **FISHMAN, R. (1991),** Urban Utopias In The Twentiethcentury, MIT Press, Cambridge, 1991

73. **GEHL, J. (1987)**, Life Between Buildings, Using Public Space, Van Nostrand Reinhold Pub., New York, 1987

74. **GÖK, T. (1980)**, Kent Planlama Ile Ilgili Yasal Kurallardan Seçmeler, ODTÜ Yayınları, Ankara, 1980

75. **GÖKSU, E. (1997)**, Kentsel Mekan Ve Tarih Felsefesi Zaman Ve Temsil Sorunsal, Yayınlanmamış Doktora Çalışması, İzmir, 1997

76. **GÖKSU, E. (1998)**, "Modernite Ve Postmodernite Kavramlarinin Mekansal Çözümlemesi", Tarih Felsefesi ve Mekan Ders Notları, DEÜ Mim.Fak.Yay. , 1998

77. **GÖKTEN, M. (1991)**, Toplu Konutlarda İnsan-Mekan İlişkileri, Sosyal Psikoloji Doktora Tezi, Ege University, 1991

78. **GÜREL, S. (1973)**, Türkiye'de Kent Mekansal Standartları Üzerine Bir Deneme, Unpublished Ph.D. Thesis, Mimar Sinan University, 1973

79. **GÜZER, A. (1985)**, Proposal For An Alternative Urban Housing Pattern, M.S. Thesis, Graduate School Of Natural And Applied Sciences, METU, Ankara, 1985

80. **HABERMAS, J. (1997)**, Kamusallığın Yapısal Dönüşümü (Strukturwandel Der Öffentlichkeit), Politika Dizisi 25, İletişim Yayınları, İstanbul, 1997

81. **HABERMAS, J. (1994)**, The Structural Transformation of The Public Sphere: An Inquiry Into A Category of Bourgeois Society, Polity Press, Cambridge, 1994

82. **HABERMAS, J., A. GORZ, E. LACLAU, R. RORTY, T. DOCHERTY, S. DURING (1995),** Post-Modernist Burjuva Liberalizmi, Sarmal Yayınevi, İstanbul, 1995

83. **HALL, E., (1985),"** Mekan Antropolijisi: Bir Düzenleme Modeli", Seminer Dergisi, Ede. Fak. Yayınları, Izmir, No: 4, p.182-189

84. **HALL, S. (1995)**, "Yerel Ve Küresel: Küreselleşme Ve Etniklik", Mürekkep, 1995, No: 3-4, p.68-77

85. **HALL, P. (1996)**, Cities Of Tomorrow, Blackwell Publishers, Oxford, 1996

86. **HANÇERLİOĞLU, O. (1976a)**, Felsefe Ansiklopedisi, Remzi Kitabevi Yayınları, İstanbul, 1976-1980, Vol. IV, p.199

87. **HANÇERLİOĞLU, O. (1976b)**, Felsefe Ansiklopedisi, Remzi Kitabevi Yayınları, İstanbul, 1976-1980, Vol. VII

88. **HANÇERLİOĞLU, O. (1993)**, Ekonomi Sözlüğü, Remzi Kitabevi Yayınları, Istanbul, October 1993, Vol V

89. **HASOL, D. (1993)**, Ansiklopedik Mimarlık Sözlüğü, Yem Yayınları, İstanbul, 1993

90. **HAYS, K. M. (1992),** Modernism And The Posthumanist Subject, MIT Press, Cambridge, 1992

91. **HAYWARD, D.G. (1975).** Home as an Environmental and Psychological Concept. Landscape, 20, 2-9.

92. **HEMPEL, D. J., L.R. TUCKER (1979)**, "Citizen Preferences for Housing as Community Social Indicators", Enviroment And Behavior, 1979, No: 11, p.399-428

93. **HULCHANSKI, D. (1988)**, "The Evolution Of Property Rights And Housing Tenure In Postwar Canada", Urban Law And Policy 9, 1988

94. **JAMESON, F., J. HABERMAS, J. F. LYOTARD (1994)**, Postmodernizm (Haz.N.Zeka), Kıyı Yay., İstanbul, 1994

95. **JENKS, C., (1987),** Le Corbusier And The Tragic View Of Architecture, Penguin Pub., London, 1987

96. **KAÇEL, E. (1998)**, İngiltere'de Konut Standartlarının Değişen Bağlamı, Yümfed, İstanbul, 1998

97. **KAÇEL, E. (1998)**, The Changing Context of Housing Standards in England; from the "Report of Tudor Walter" to the Project of "2000 Homes" , Published Master Thesis, YTU Pub. , İstanbul, 1998

98. **KAÇEL, E. (1999)**, " "İdeal Ev" Aranıyor", Cogito, 1999, No: 18

99. **KELEŞ, R. (1977)**, "100 Soruda Türkiye'de Şehirleşme", Konut Ve Gecekondu, Gerçek Yayınevi, İstanbul, 1977, p.146

100. **KELEŞ, R. (1990)**, Kentleşme Politikası, İmge Kitabevi Yayınları, Ankara, 1990, No: 13

101. **KEYDER, Ç. (1993)**, Ulusal Kalkınmacılığın İflası, Metis Yayınları, İstanbul, 1993, p.9-30

102. **KIRA, A. (1976),** The Bathroom.,Environmental Psychology. Holt, Rinehart And Winston

103. **KOÇ, H. (1981)**, İzmir'de Cumhuriyet Döneminde Toplu Konut Uygulamaları, Bornova'da Bir Toplu Konut Alanı Tasarımı, Master Thesis, Dokuz Eylül University Faculty of Architecture, İzmir, 1981

104. **KOÇ, H. (1989)**, Kentsel Konut Sunumunda Konut Kooperatiflerinin Etkinlikleri Üzerine Bir Araştırma –İzmir Örneği , Unpublished Ph.D. Thesis, Dokuz Eylül University Faculty of Architecture, İzmir, 1989

105. **KOÇ, H. (1995)**, "Konut Politikaları-Uygulamalar/Ev-Ka Örneği- Izmir", Dokuz Eylül University Faculty of Architecture Research Reports, İzmir, 1995, No: 03-95

106. **KOÇ, H. (1996)**, "Changing Housıng Environments: The Effects Of Housing Policies On Urban Housing Supply-The Case Of İzmir-Turkey", Acsp-Aesop Joint International Congress Local Planning In A Global Environment, Toronto-Canada, 25-28 July 1996

107. **KOÇ, H. (1998)**, "Konut Politikaları Ve Uygulamaları-Izmir Örneği", Ege-Mimarlık Dergisi, Mimarlar Odası Izmir Şubesi, 1998, No: 4

108. **KOROSEC-SERFATY, P. (1984).** The Home from Attic to Cellar. Journal of Environmental Pschology, 4, 303-321.

109. **KOROSEC-SERFATY, P. (1985).** Home Environments. In I. Altman & C. Werner (Eds.), Experience and the Use of Dwelling.

110. **KRON, J. (1983).** Home-Psych. New York: Clarkson N. Potter, Inc. Publishers.
111. **KOSTOF, S. (1991),** The City Shaped, Thames & Hudson, London, 1991
112. **KRIER, R., (1979);** Urban Space, Academy Editions, 1979
113. **KÜÇÜKERMAN, Ö. (1973)**, Anadolu'daki Geleneksel Türk Evinde Mekan Organizasyonu Açısından Odalar, İstanbul, 1973
114. **LAWRENCE, R. (1985).** Home Environments. In I. Altman & C. Werner (Eds.), A More Humane History of Homes: Research Method and Application.
115. **LAWRENCE, R. (1987).** Housing, Dwelling, Homes. G. Britain: John Wiley & Sons.
116. **LAWRENCE, R. (1990).** Domestic Architecture and the Use of Space. In S. Kent (Eds.), Public Collective and Private Space: A Study of Urban Housing in Switzerland.
117. **LYOTARD, F. (1990)**, Postmodern Durum-Postmodernizm (Çev.A.Çiğdem), Ara Yayıncılık, İstanbul, 1990
118. **MILLER, M., (1989),** Letchworth: The First Garden City, Phillimore Pub. Sussex, , 1989
119. **MORVAL, J. (1985),** Çevre Psikolojisine Giriş, Ege Üni. Edebiyat Fak.Yay, Izmir, 1985
120. **MUMFORD, L. (1961),** The City In History, Secker&Warburg, London
121. **MUTMAN, M. (1994)**, "Üretilen Mekan, Yokolan Mekan", Toplum ve Bilim, 1994, No: 64-65, p.181-196
122. **NEWMAN, O. (1972)**, Defensible Space, People and Design in the Violent City, Architectural Press, London, 1972
123. **ÖZDEMİR, S. (1994)**, "Hazine Arazilerinin Rasgele Satışı Onaylanamaz", Ege Mimarlık Dergisi, Mimarlar Odası, İzmir Şubesi, İzmir, 1994, No:2
124. **ÖZÜEKREN, Ş. (1994)**, "Devletin Konut Sorununun Çözümü Için Müdahale Aracı Olarak Toplu Konut Idaresi", Türkiye'de Konut ve Yerleşim Sorunları Sempozyumu Bildiri Özeti, 1994

125. **ÖZÜEKREN, Ş. (1996)**, "Kooperatifler Ve Konut Üretimi", Tarihten Günümüze Anadolu'da Konut Ve Yerleşme, Habitat 2, Türkiye Ekonomik Ve Toplumsal Tarih Vakfı Yayınları, İstanbul, 1996

126. **PAMİR, H. (1999)**, "Cumhuriyet Dönemi Türkiye Mimarlığı", Ege Mimarlık, 1999, p.16-26

127. **PAWLEY, M. (1971)**, Architecture versus Housing, Studio Vista Pub., London, 1971

128. **PORTEOUS, D. (1976).** Home: The Territorial Core. Geographical Review. 66, 283-390.

129. **RAPOPORT, A. (1972)**, Pour Une Anthropologie De La Maison, Passim Pub., Paris, 1972

130. **RAPOPORT, A. (1969)**, House Form And Culture, Prentice-Hall Pub., 1969

131. **RELPH, E. (1985). "**Dwelling, Place and Environment" In D. Seamon & R. Mugerauer (Eds.), Geographical Experiences and Being-in-the-World: The Pheonomenological Origins of Geography.

132. **RIVLIN, L.G. (1982)**, "Group Membership And Place Meanings in An Urban Neighbourhood", Journal Of Social Issues, 1982, No:38, p.75-94

133. **ROWE, P.G. (1993)**, Modernity And Housing, MIT Press, Massachusetts, 1993, p. 48-49

134. **SAEGERT, S. (1985). "**Home Environments" in I. Altman & C. Werner (Eds.), The Role of Housing in the Experience of Dwelling

135. **SCHULZ, NORBERG-C. (1971).** Existence, Space and Architecture. New York: Praeger Publishers.

136. **SCHULZ, NORBERG-C. (1985).** The Concept of Dwelling: On the way to Figurative Architecture. New York: Rizzoli

137. **SEVİNÇ, N. (1996)**, "Toplu Konut Alanlarında Mekan Standartlarının İrdelenmesi", Unpublished Final Project, Dokuz Eylül University City Planning

138. **SEVİNÇ, S. (1991)**, "Paftadan Mekana, Gecekondudan Toplu Konuta Yoğunluk", Ege Mimarlık, İzmir, 1991, No: 1

139. **SEY, Y., (1998),** "Cumhuriyet Döneminde Konut", 75 Yılda Değişen Kent Ve Mimarlık, Tarih Vakfı Yayınları, Istanbul, 1998, P.273-301

140. **SHORT, J. R. (1982)**, Housing in Britain: The Post-War Experience, Methuen Pub., London, 1982, p. 40-41

141. **ŞENYAPILI, T.,(1998),** "Cumhuriyet'in 75.Yılı, Gecekondunun 50.Yılı" , 75 Yılda Değişen Kent Ve Mimarlık, Tarih Vakfı Yayınları, Istanbul, 1998, p.301-317

142. **TANYELI, U. (1995).** Konut Mekanında Modernite Kavgası. Mimarlık, 262, 16-18.

143. **TAPAN, M. (1996)**, "Toplu Konut ve Türkiye'deki Gelişimi", Tarihten Günümüze Anadolu'da Konut ve Yerleşme, Habitat 2, Tarih Vakfı Yayınları, İstanbul, 1996, p.366-380

144. **TEKELİ, İ. (1982)**, "Türkiye'de Konut Sunumunun Davranışsal Nitelikleri ve Konut Kesiminde Bunalım", Konut 81, Kent-Koop Yayınları, Ankara, 1982

145. **TEKELİ, İ. (1986)**, "Konut Tarihi Yazıcılığı Üzerine Düşünceler", Tarihten Günümüze Anadolu'da Konut ve Yerleşme, Habitat 2, Tarih Vakfı Yayınları, İstanbul, 1996, p.6-15

146. **TEKELİ, İ. (1991)**, Kent Planlaması Konuşmaları, TMMOB Mimarlar Odası Yayınları, Ankara, 1991

147. **TEKELİ, İ. (1993)**, "Postmodernizm Tartışmaları Üzerine Düşünceler", Egemimarlık, 1993, No: 4, p.60-64

148. **TEKELİ, İ. (1994a)**, "Bir Ülkede Konut Sorununun Yanlış Tanımlandığı Konusunda Kuşkular Belirdi mi, Konut Sorunu Çözüme Yaklaşmış Demektir", Mimarlık, 1994, No: 260, p.27-28

149. **TEKELİ, İ. (1994b)**, "Demokratik Düşüncenin Temellendirilmesi ve Eleştirel Kuram Üzerine Düşünceler", Toplum ve Bilim, 1994, No: 63, p.102-120

150. **TEKELİ, İ. (1995)**, "Bir Modernite Projesi Olarak Türkiye'de Kent Planlaması", Egemimarlık, 1995, No: 2, p.51-55

151. **TEKELİ, İ. (1996)**, "Türkiye'de Yerleşme Sisteminin Ve Konut Durumunun Gelişimi Üzerinde Genel Bir Değerlendirme", Habitat 2 için Hazırlanan Rapor, 1996

152. **TEKELİ, İ. (1998)**, "Türkiye'de Cumhuriyet Döneminde Kentsel Gelişme Ve Kent Planlaması", 75 Yılda Değişen Kent Ve Mimarlık, Tarih Vakfı Yayınları, Istanbul, 1998, P.1-25

153. **TEKELİ, İ. (1999)**, "Türkiye'de Cumhuriyet Döneminde Kentsel Gelişme ve Kent Planlaması", Modernleşme Sürecinde Osmanlı Kentleri, Tarih Vakfı Yurt Yayınları, 1999

154. **TOGNOLI, J. (1987). "**Handbook of Environmental Psychology" in D. Stochols & I. Altman (Eds). Residential Environments.

155. **TRANCIK, R., (1986),** Finding Lost Space, Van Nostrand Reinhold, 1986

156. **TUAN, Y. (1977)**, Space And Place: The Perspective Of Experience, Minneapolis University Of Minnesota Press, 1977

157. **TÜREL, A. (1990)**, "Toplu Konut Politikaları ve Uygulamaları", 90'lı Yıllarda Kentleşme Ve Konut, Türkiye Kent Kooperatifleri Merkez Birliği Kent Kooperatifçiliği Beşinci Teknik Semineri, Kuşadası, 1-2-3 November 1990

158. **ÜNAL, T. (1987)**, "3194 Sayılı İmar Yasası Ve Yönetmeliklerinin Yeni Yerleşim Alanları Açısından Değerlendirilmesi", Konut ve Kent İşletmeciliği, 1987, p.123

159. **ÜNAL, E. (1994)**, İmar Planları,Programları Ve Uygulamaları, Türk Belediyecilik Derneği Eğitim-Araştırma-Geliştirme Merkezi, Ankara, 1994

160. **VASSAF, G. (1995)**, Cehenneme Övgü; Gündelik Hayatta Totalirizm, Ayrıntı Yay., İstanbul, 1995

161. **VELİOĞLU, S. (1990)**, Dış Mekan Yaşantısına Bağlı Olarak Mimari Ölçekteki Fiziksel Biçimlenişi Değerlendirmeye Yönelik Bir Model, Mimar Sinan University Faculty of Architecture, Ph.D. Thesis, İstanbul, 1990

162. **VIDLER, A., (1991),** "The Scenes Of The Street: Transformation In Ideal And Reality, 1750-1871", in S**.**Anderson**;** On Streets, MIT press, London, 1991

163. **VİLDAN, Y., C. ARKON,** A Methodological Approach To The Determination Of Space Standards And Its Application To The City Of Ankara, METU, Faculty of Architecture, Unpublished Master Research

164. **WERNER, C. (1987)**, "Home Interiors: A Time And Place For Interpersonal Relationships", Environment and Behaviour, 1987, Vol. XIX, p.169-179

165. **WERNER, C., ALTMAN I. & OXLEY D. (1985).** Home Environments. In I. Altman & C. Werner (Eds.), Temporal Aspects of Home.

166. **WESTIN, A.F. (1970),** Privacy And Freedom, New York, Atheneum

167. **WOLFE, M. (1980)**, "Childhood And Privacy" in I. Altman, J.F.Wohlwill (Ed.), Children and The Environment, Plenum Pub., New York, 1980

168. **YAVUZ, F., R. KELEŞ, C. GERAY (1978)**, Şehircilik, Sorunlar- Uygulama ve Politika, Ankara University Press, Ankara, 1978, p.693-694

169. **YERASİMOS, S. (1999)**, "Tanzimat'ın Kent Reformları Üzerine", Modernleşme Sürecinde Osmanlı Kentleri, Tarih Vakfı Yurt Yayınları, 1999, p.1-18

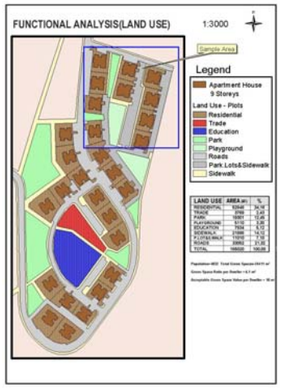
170. **YETİM, Ü. (1991)**, "Kişisel Projeler Açısından Yaşam Doyumu", Unpublished Ph.D. Thesis, Ege University, Institute of Social Sciences, İzmir, 1991

171. **YÖRÜKEN, T. (1966)**, "Konut Yapımına Tesir Eden Sosyal Faktörler", Konut Paneli, Tebliğler, İTU Faculty of Architecture, 1966, No: 3, p.1

172. **YÖRÜR, N. (1999)**, Use of Public Lands for Mass Housing Projects in The Privatization Process-İzmir Case, İzmir Institute of Tech., Faculty of City Planning, Master Thesis, İzmir, September 1999

SPATIAL PATTERN ANALYSIS IN SETTLEMENT SCALE FOR EGEKENT 3

LEGAL ANALYSIS



Types of functions:
Quantative evaluations:

LAND USE	AREA (M²)	%
RESIDENTIAL	52948	34,16
TRADE	3769	2,43
PARK	19301	12,45
PLAYGROUND	5110	3,30
EDUCATION	7934	5,12
SIDEWALK	21896	14,12
P.LOT&S.WALK	11010	7,10
ROADS	33052	21,32
TOTAL	155020	100,00

Qualative evaluations:

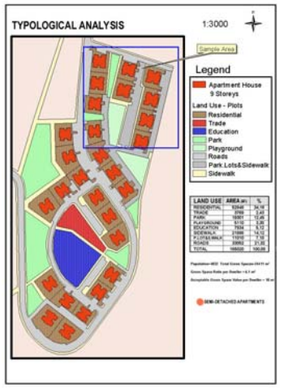
- Population: 4032,
- Total green: 24411m2,
- Green space ratio per dweller: 6,1m2,
- Acceptable green space value per dweller: 10m2

Evaluations of Ownership of Public And Private Spaces:
Organization of the property in Evka3 has a mixed order
Total number:

- **Type 1:** 2 blocks 8,5 storey each
- **Type 2:** 10 blocks 9storeyed each
- **Type 3:** 9 blocks 10 storey each
- **Type 4&5:** 2 blocks 11&12 storeys each

All types are more than one unit in a land plot or multi –unit in a land plot

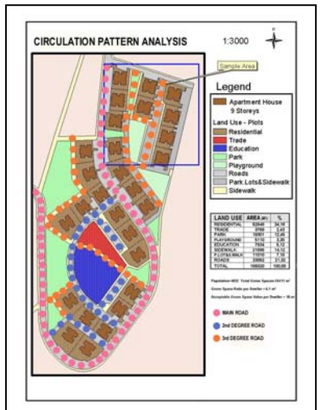
PHYSICAL ANALYSIS



Evaluations With Regard To Types of Dwelling:
There are seven cooperatives having the same typology.

Blocks are 9,10,11,12 storeys in different numbers.
Total number:

- 2 blocks 8,5 storey each
- 10 blocks 9 storey each
- 9 blocks 10 storey each
- 2 blocks 11&12 storeys each



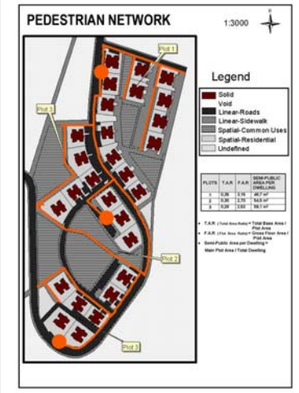
Evaluation of Street Patterns:

Regarding the street patterns, the roads are classified into three categories in relation with their usage.

- The main bus ring is the main artery of the settlement. Second and third degree roads are between the housing blocks for car circulation.

.

MAIN ROAD
2nd DEGREE ROAD
3rd DEGREE ROAD



Pedestrian Network:

- Bus stops are the starting points for pedestrian circulation
- Each bus stop is a center for a group of housing unit. Therefore design has a fragmented structure
- There is no hierarchical circulation, but just transition pedestrian sidewalks between housing blocks and public spaces.

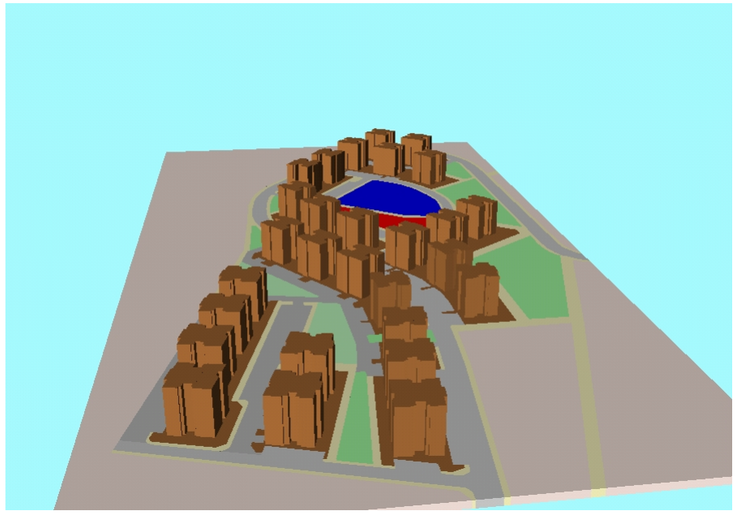
Evaluation of Green Use:

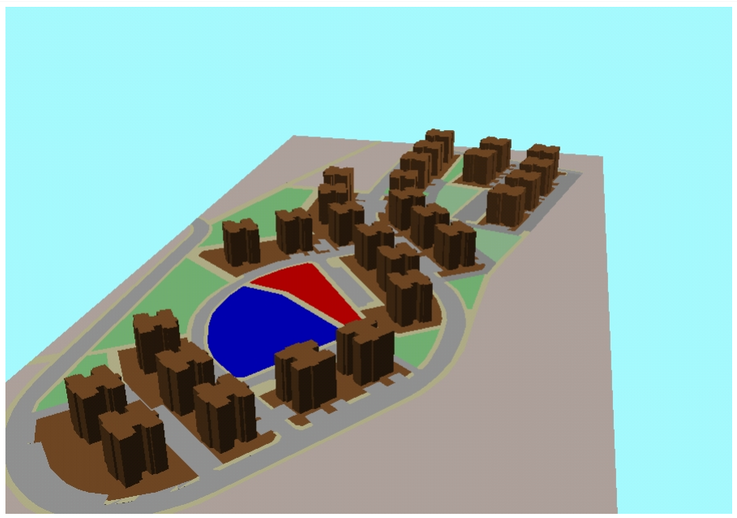
- The public use, which includes trade and education, is in the core of the settlement but the public green on the other hand, does not have a good combination. All public places in this project is just left over spaces.
- The organization of public green areas in the settlement can not function property and may not serve as a public area for all dwelling units because of its:
  - Location
  - Size
  - Accessibility

Figure.zart zurt.....

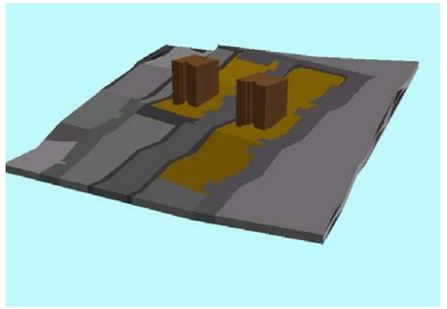
Tablo 7: Visual Analysis Of Egekent 3

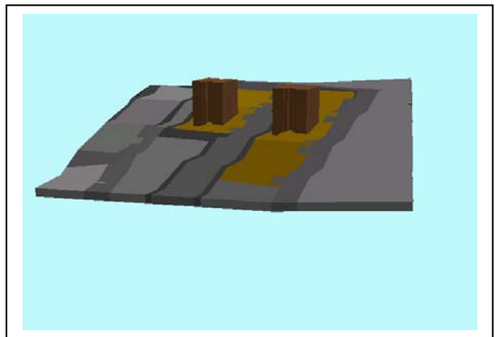
VISUAL ANALYSIS OF EGEKENT 3

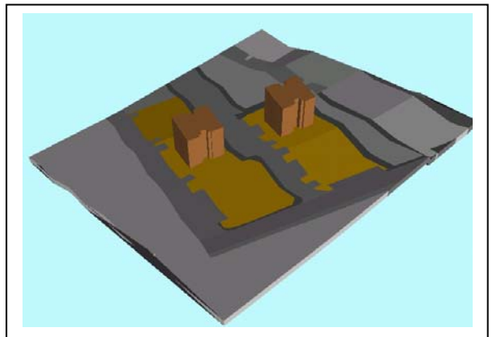




PHOTOS FROM SITE

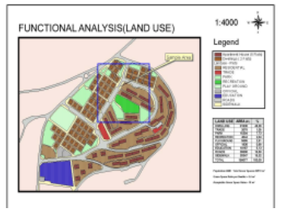






SPATIAL PATTERN ANALYSIS IN SETTLEMENT SCALE FOR EVKA 3

LEGAL ANALYSIS



Types of functions:

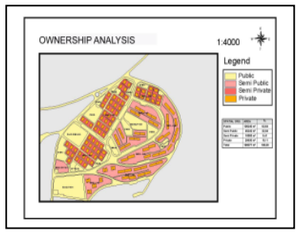
Quantative evaluations:

LAND USE	AREA (M²)	%
DWELLING	91836	46,36
TRADE	2078	1,05
PARK	15304	7,73
RECREATION	4044	2,04
PLAYGROUND	5565	2,81
OFFICIAL	1936	0,98
EDUCATION	10167	5,13
ROADS	36800	18,58
SIDEWALK	30347	15,32
TOTAL	198077	100,00

Qualative evaluations:

- Population: 4608,
- Total green: 24913 m2,
- Green space ratio per dweller: 5,4m2,
- Acceptable green space value per dweller: 10m2

Note: only green area ratio is criticized for. semi public usage



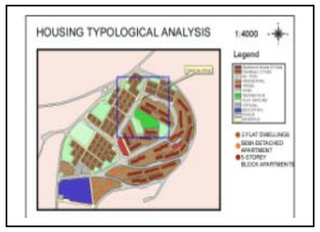
Evaluations of Ownership of Public And Private Spaces:
Organization of the property in Evka3 has a mixed order

Type 1: K Type,
Single unit in a parcel (land plot)

Type 2: N Type, more than one unit in a land plot or multi-unit in a land plot

Type 3 L&M Types, more than one unit in a land plot or multi-unit in a land plot

PHYSICAL ANALYSIS

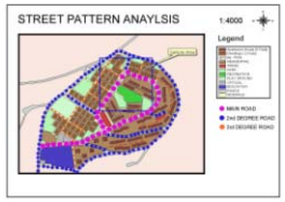


Evaluations With Regard To Types of Dwelling:

- **Type 1**: K Type
  115m2,triplex,
  4 rooms and a living room
  no.of units:118

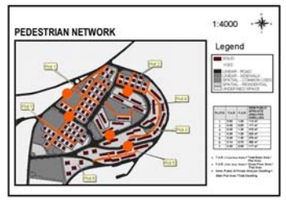
Type 2: N Type
55m2,
5-storey block of flats,
1 room and a living room
no.of units:120

Type 3: L&M Types
110 &75 m2,
5-storey block of flats,
3 rooms and a living room
&
2 rooms and a living room
no.of units:l type 290 &m type 740



Evaluation of Street Patterns:

Regarding the street patterns, the roads are classified into three categories in relation with their usage. Even the ownership of semi-private and semi-public spaces of dwellings look equal with regard to property rights, the street pattern analysis demonstrate that a different kind public/private hierarchy exist.

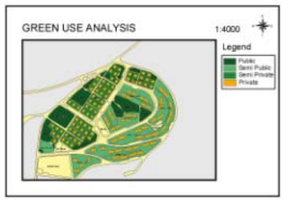


Pedestrian Network:

The fragmented structure can easily be seen.

- Bus stops are termination points of the settlement

There is no hierarchical circulation, but just transition pedestrian sidewalks between housing blocks and public spaces.



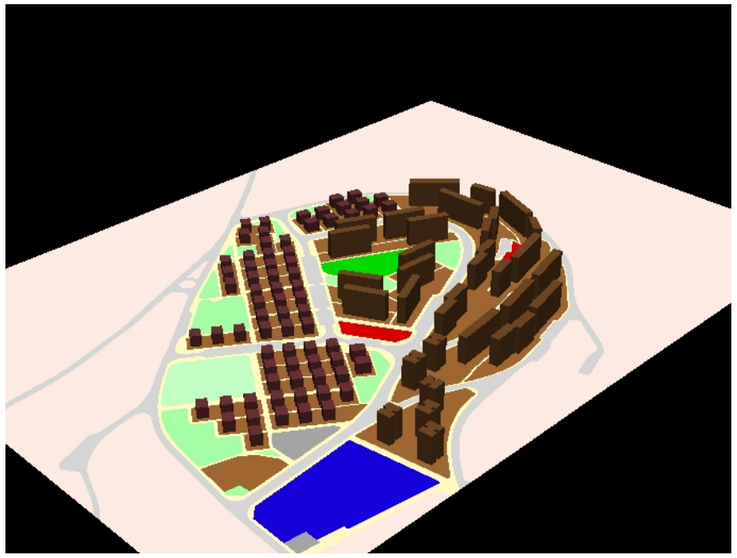
Evaluation of Green Use:

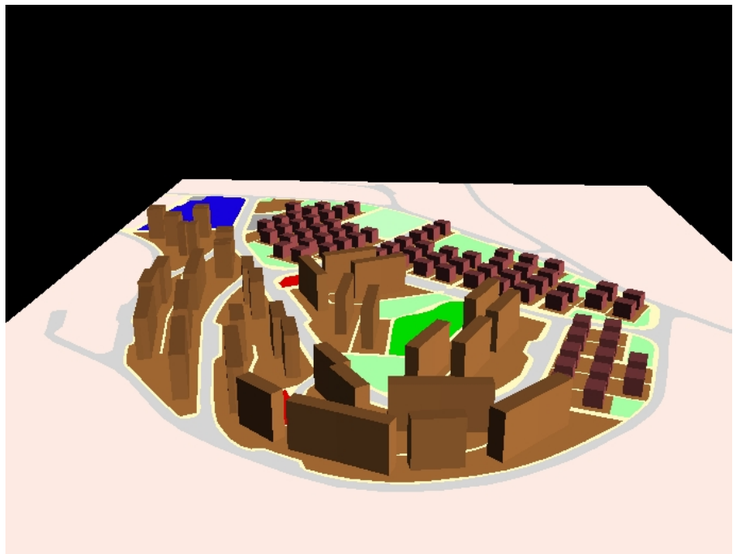
The analysis show that in certain cases the ownership pattern does not coincide with green usage pattern. The organization of public green areas in the settlement can not function property and may not serve as a public area for all dwelling units because of its:

- Location
- Size
- Accessibility
- Spatial quality
- Relationship with street and other dwelling units, thus it is hard to define a clear design concept for solid-void relationships.

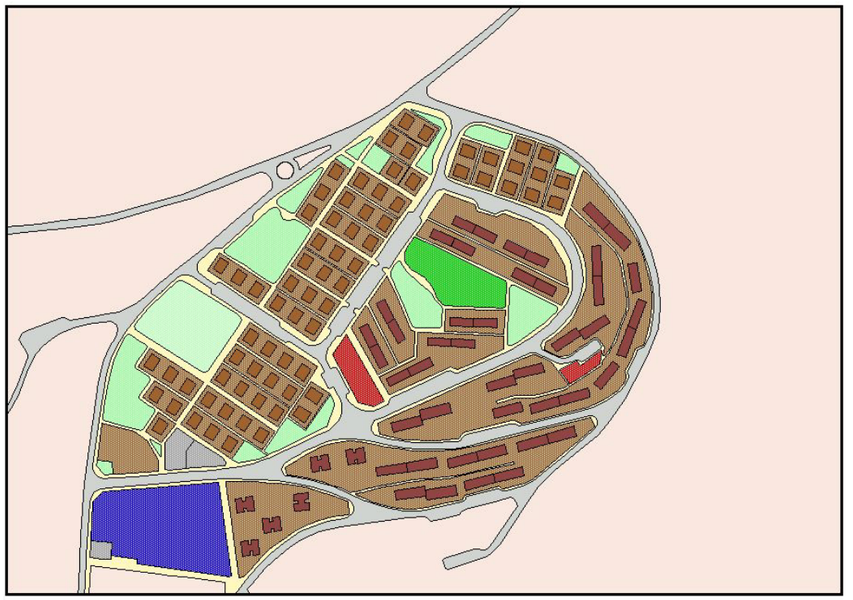
Figure.zart zurt.....

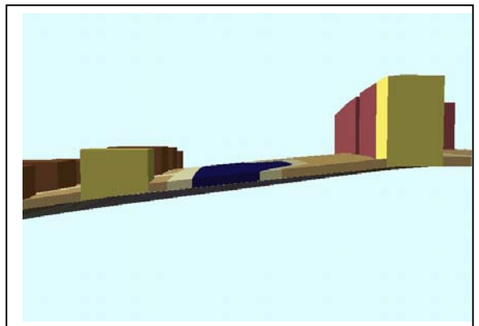
VISUAL ANALYSIS OF EVKA 3





PHOTOS FROM SITE





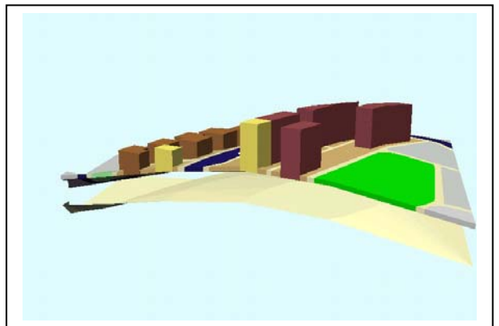
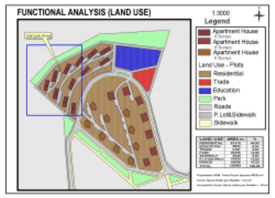


Figure.zart zurt.....

SPATIAL PATTERN ANALYSIS IN SETTLEMENT SCALE FOR EVKA 6

LEGAL ANALYSIS



Types of functions:

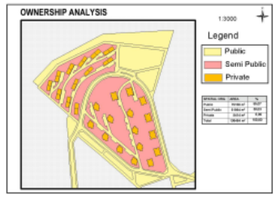
Quantative evaluations:

LAND USE	AREA (M²)	%
RESIDENTIAL	61310	44,93
EDUCATION	8522	6,24
TRADE	2787	2,04
PARK	20335	14,90
SIDEWALK	9040	6,62
P.LOT&S.WALK	16434	12,04
ROADS	18036	13,22
TOTAL	136464	100,00

Qualative evaluations:

- Population: 3168,
- Total green: 20335 m2,
- Green space ratio per dweller: 6,4m2,
- Acceptable green space value per dweller: 10m2

Note: only green area ratio is criticized for. semi public usage

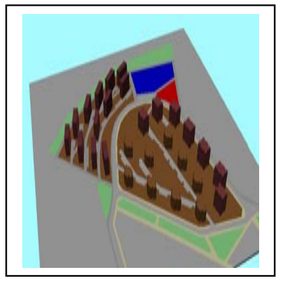


Evaluations of Ownership of Public And Private Spaces:
Organization of the property in Evka3 has a mixed order

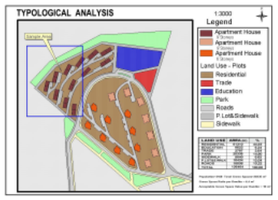
Al six type blocks,

- More than one unit in a land plot or

Multi-unit in a land plot

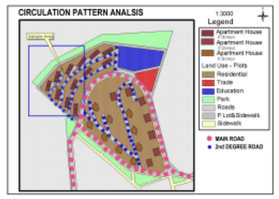


PHYSICAL ANALYSIS



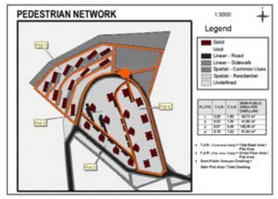
Evaluations With Regard To Types of Dwelling:

Type 1: B Type55m2,
1room and a living room
no.of units:338
Type 2: C Type86m2,
2 rooms and a living room
no.of units:96
Type 3: D Type 95 m2,
3 rooms and a living room
no.of units:111
Type 4: C1 Type 104m2,
3rooms and a living room
no.of units:204
Type 5: C2 Type 55m2,
1 room and a living room
no.of units:102
Type 6: D1 Type 104 m2,
4 rooms and a living room
no.of units:148



Evaluation of Street Patterns:

Regarding the street patterns, the roads are classified into three categories in relation with their usage. Even the ownership of semi-private and semi-public spaces of dwellings look equal with regard to property rights, the street pattern analysis demonstrate that a different kind public/private hierarchy exist

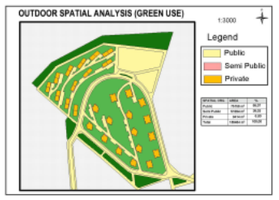


Pedestrian Network:

The fragmented structure can easily be seen.

- Bus stops are termination points of the settlement

There is no hierarchical circulation, but just transition pedestrian sidewalks between housing blocks and public spaces.



Evaluation of Green Use:

The analysis show that in certain cases the ownership pattern does not coincide with green usage pattern. The organization of public green areas in the settlement can not function property and may not serve as a public area for all dwelling units because of its:

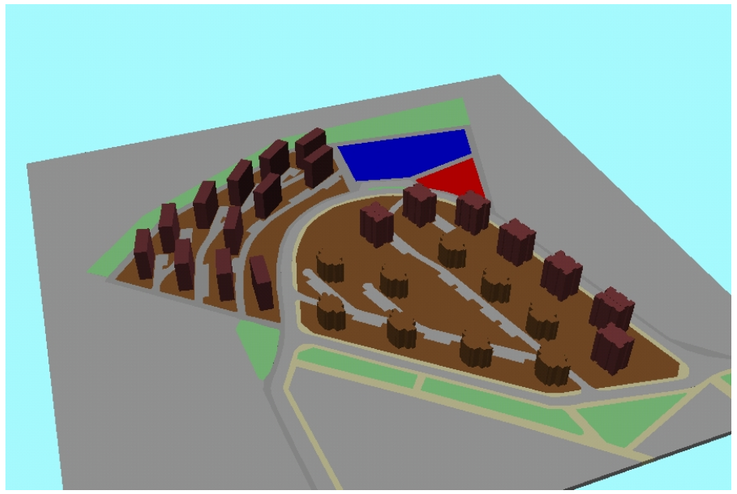
- Location
- Size
- Accessibility
- Spatial quality

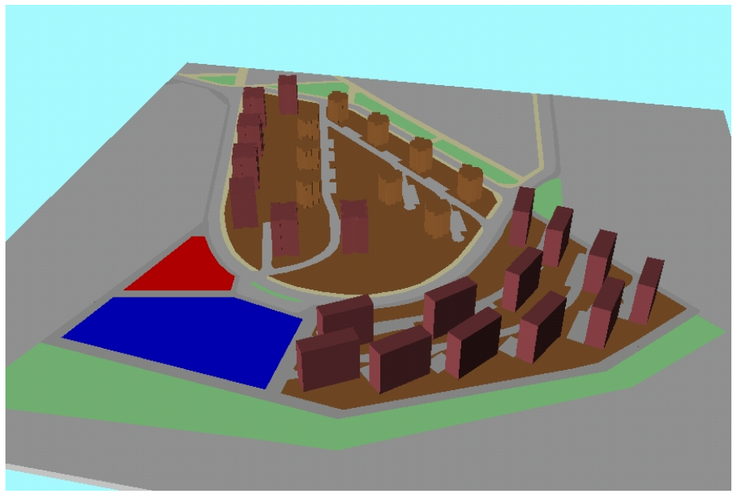
Relationship with street and other dwelling units, thus it is hard to define a clear design concept for solid-void relationships.

Figure.zart zurt.....

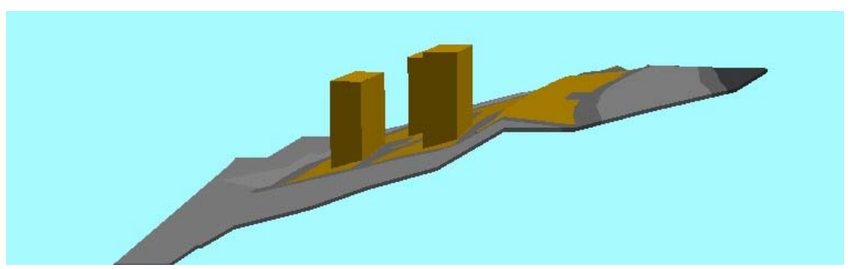
Tablo 7: Visual Analysis Of Evka 6

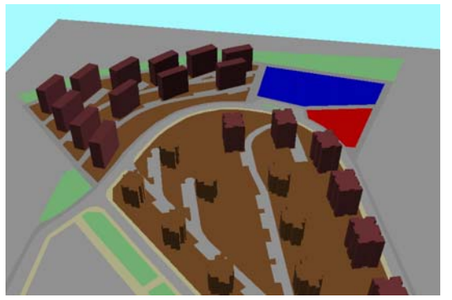
VISUAL ANALYSIS OF EVKA 6

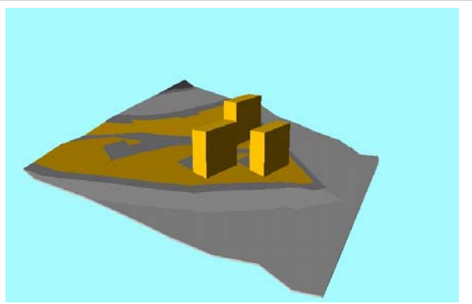


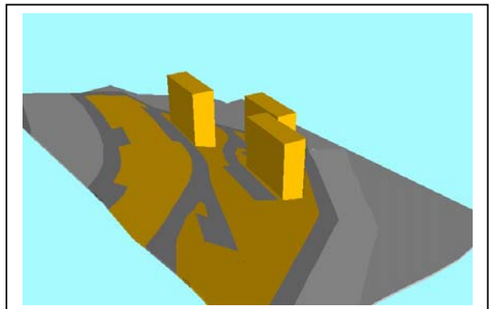


PHOTOS FROM SITE





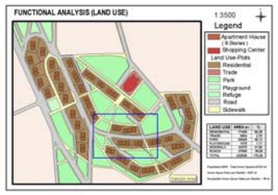




Tablo 8: Spatial Pattern Analysis In Settlement Scale For Mimkent

SPATIAL PATTERN ANALYSIS IN SETTLEMENT SCALE FOR MIMKENT

LEGAL ANALYSIS



Types of functions:

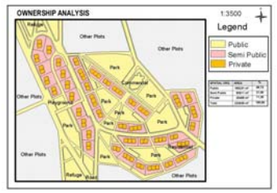
Quantative evaluations:

LAND USE	AREA (M²)	%
RESIDENTIAL	77406	58,36
TRADE	3664	2,76
PARK	59846	45,12
PLAYGROUND	1476	1,11
SIDEWALK	42378	31,95
ROADS	47868	36,09
TOTAL	232638	175,39

Qualative evaluations:

- Population: 6912,
- Total green: 61322 m2,
- Green space ratio per dweller: 8,87m2,
- Acceptable green space value per dweller: 10m2

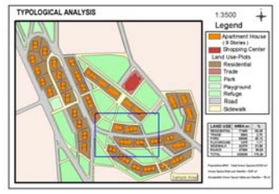
Note: only green area ratio is criticized for. semi public usage



Evaluations of Ownership of Public And Private Spaces: Organization of the property in Mimkent is all in block type.

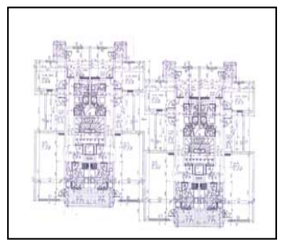
Types: All types, more than one unit in a land plot or multi-unit in a land plot

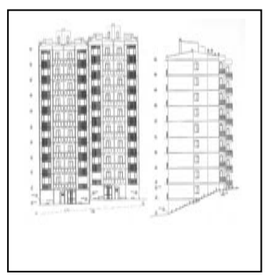
PHYSICAL ANALYSIS

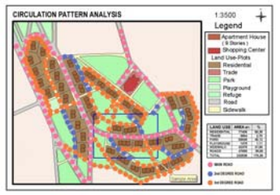


Evaluations With Regard To Types of Dwelling:

- **Types**: K Type
  115m2,
  4 rooms and a living room
  no.of units:1566







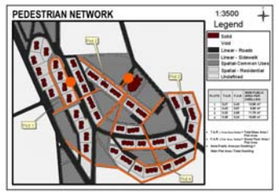
Evaluation of Street Patterns:

Regarding the street patterns, the roads are classified into three categories in relation with their usage. Even the ownership of semi-private and semi-public spaces of dwellings look equal with regard to property rights, the street pattern analysis demonstrate that a different kind public/private hierarchy exist

MAIN ROAD

2nd DEGREE ROAD

3rd DEGREE ROAD

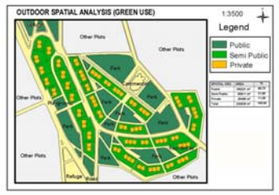


Pedestrian Network:

The fragmented structure can easily be seen.

- Bus stops are termination points of the settlement

There is no hierarchical circulation, but just transition pedestrian sidewalks between housing blocks and public spaces.



Evaluation of Green Use:

The analysis show that in certain cases the ownership pattern does not coincide with green usage pattern. The organization of public green areas in the settlement can not function property and may not serve as a public area for all dwelling units because of its:

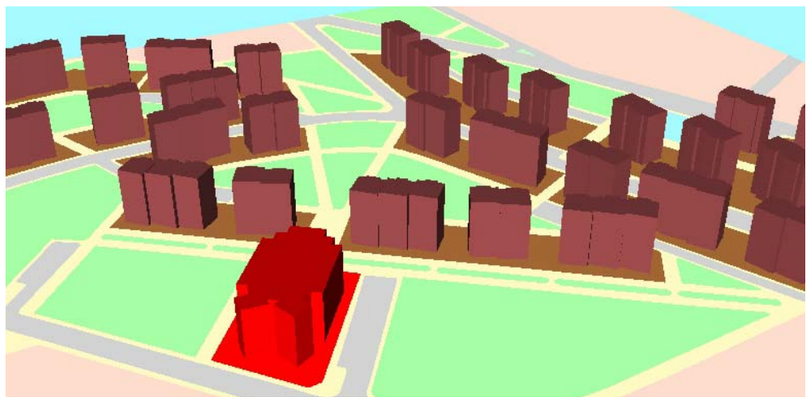
- Location
- Size
- Accessibility
- Spatial quality

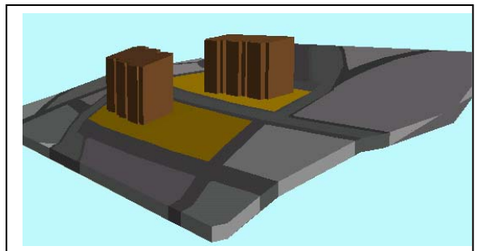
Relationship with street and other dwelling units, thus it is hard to define a clear design concept for solid-void relationships.

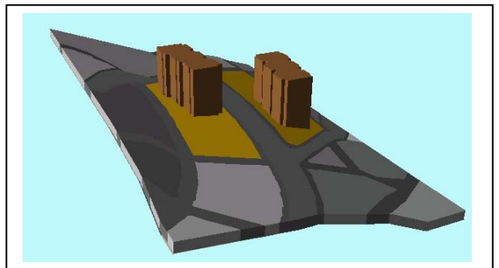
Tablo 9: Visual Analysis Of Mimkent

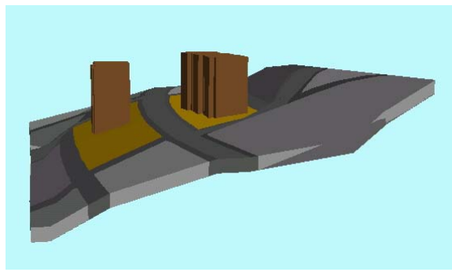
VISUAL ANALYSIS OF MIMKENT

PHOTOS FROM SITE









Tablo 10: Spatial Pattern Analysis In Settlement Scale For Atakent

SPATIAL PATTERN ANALYSIS IN SETTLEMENT SCALE FOR ATAKENT

LEGAL ANALYSIS

Types of functions:

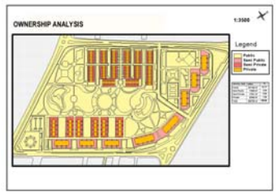
Quantative evaluations:

LAND USE	AREA (m²)	%
RESIDENTIAL	61644	10.27
PARK	83093	22.31
RECREATION	34153	12.08
PLAYGROUND	1456	0.81
EDUCATION	6046	2.14
MOSQUE	1317	0.47
SIDEWALK	61773	18.31
REFUGE	8619	3.16
ROADS	64339	22.76
TOTAL	282739	100.00

Qualative evaluations:

- Population: 4920,
- Total green: 97246 m2,
- Green space ratio per dweller: 19,77m2,
- Acceptable green space value per dweller: 10m2

Note: only green area ratio is criticized for. semi public usage



Evaluations of Ownershipof Public And Private Spaces:

Type 1: **Bergama Type**
2 blocks 14 storey each

no.of units:208&104
(semi-public use)
Type 2: Efes Type
6 blocks 9 storey each

no.of units:296&146
(semi-public use)
Type 3: Didim Type
6 blocks 5 storey each,
18 dublex&
30 dublex,

no.of units:138, 18&30
semi-public&semi-private uses)
Type 4: Foça Type
(dublex houses)

no.of housing units:118
(semi-privateuse)

PHYSICAL ANALYSIS

Evaluations With Regard To Types of Dwelling:

Type 1: **Bergama Type**
2 blocks 14 storey each
103m2 (3rooms and a living room)
&38m2 (1 room and a living room,)
no.of units:208&104
Type 2: Efes Type
6 blocks 9 storey each
100m2
(3rooms and a living room
&40m2 (1 room and a living room,)
no.of units:296&146
Type 3: Didim Type
6 blocks 5 storey each
81m2 (2 room and a living room),
165m2, 18 dublex
(4 room and a living room)
&150m2 , 30 dublex,
(3rooms and a living room,
no.of units:138, 18&30
Type 4: Foça Type
(dublex houses)
150m2 (3 rooms and a living room,
no.of housing units:118

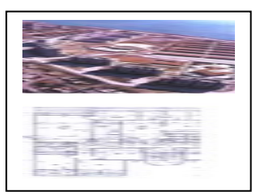
Evaluation of Street Patterns:

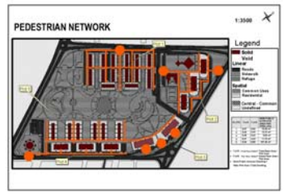
Regarding the street patterns, the roads are classified into three categories in relation with their usage. Even the ownership of semi-private and semi-public spaces of dwellings look equal with regard to property rights, the street pattern analysis demonstrate that a different kind public/private hierarchy exist

MAIN ROAD

2nd DEGREE ROAD

3rd DEGREE ROAD



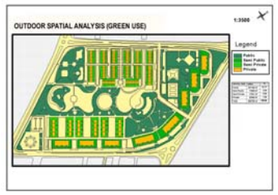


Pedestration Network:

The fragmented structure can easily be seen.

- Bus stops are termination points of the settlement

There is no hierarchical circulation, but just transition pedestrian sidewalks between housing blocks and public spaces.



Evaluation of Green Use:

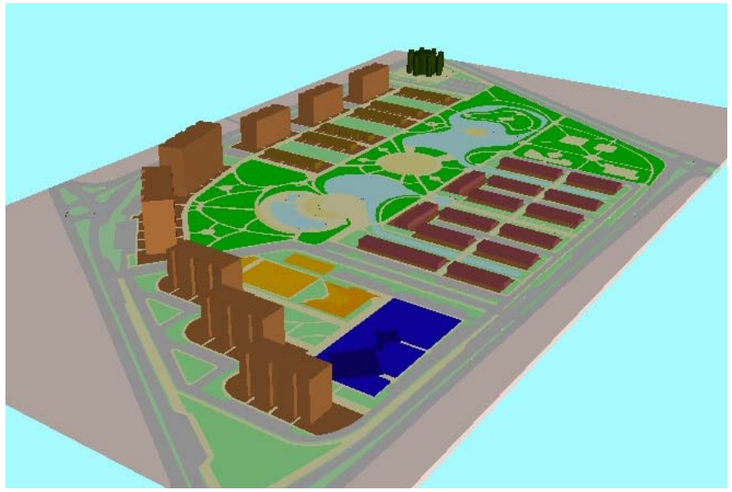
The analysis show that in certain cases the ownership pattern does not coincide with green usage pattern. The organization of public green areas in the settlement can not function property and may not serve as a public area for all dwelling units because of its:

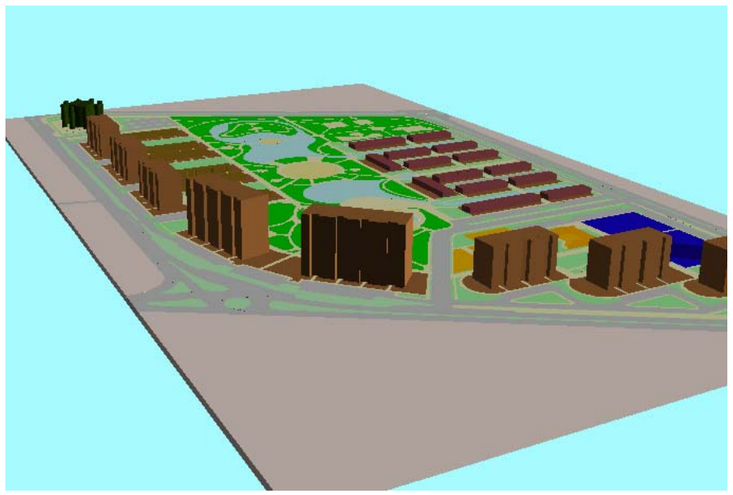
- Location
- Size
- Accessibility
- Spatial quality

Relationship with street and other dwelling units, thus it is hard to define a clear design concept for solid-void relationships.

Tablo 11: Visual Analysis Of Atakent

VISUAL ANALYSIS OF ATAKENT





PHOTOS FROM SITE