EXAMINATION OF TRANSFORMATION PROCESSES IN HOUSING CONSTRUCTION ON THE DISTRICT PATTERN: BOSTANCI DISTRICT

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ABSTRACT

From the past to the present, housing has corresponded to sheltering act of humanity. Settled life has formed today's urban structures together with residential environments. Industrialization and modern life that started in Europe changed housing structures and urban life. Istanbul, which is a bridge between Europe and Anatolia, has been the city where this change has been felt the most since the Ottoman Empire. The development of Istanbul which is one of the worlds biggest cities is observed in the housing structure together with the urban structure. This change which started with the housing plan structure is felt in the smallest residential units witnessed by the individual.

In this article, information about the change in Istanbul with new housing presentation styles was given and this change was examined in Kadıköy-Bostancı district which is one of the very first settlements on the Anatolian side of Istanbul. The determination of the periodic change in the existing housing pattern of Bostancı was evaluated with the plan information of 65 buildings in three different regions.

Keywords: Housing, Housing Supply, Interior Architecture, İstanbul, Kadıköy

INTRODUCTION

Housing: The basis of its first definition is compatible with the concept of sheltering. Living creatures have been directed to building activities to protect themselves against natural environmental conditions that affect life and development. Living creatures have led to building actions to protect against natural environmental conditions that affect life and development. With the industrialization in Europe in the 19th century, the concept of housing was changing. Studies were being carried out to determine the minimum living standards in housing for the working class, especially in Europe. The first projects were carried through by the municipality of Vienna as workers housing. Apartment buildings with minimal living space were forming new urban mass housing settlements on the city periphery. The transformation of new urban structures which had become production centres turned into centres of turmoil and started the affluent individual's tendency to turn to gated settlements in rural areas outside the city. The suburban settlements were an embodiment of this pursuit. With the garden house model, suburban settlements increased their attractiveness and offered healthy living space. Along with creating class differences, urban structures were changing (Talu, 2012). The individual comports with the district with the house-street relationship and also comports with the city thanks to the district-city relationship. The city's economic growth and excessive immigration increase the demand for housing and the function of the public space of the district which interacts with the housing changes. Istanbul maintained its residential structure, social structure and cultural heritage until the 19th century in this process. The new orders that
came with westernization started with the transformation of the traditional housing structure. The change started in big cities and the first steps of this change were taken in Istanbul. It is necessary to examine the transformation in today's housing structure through the city and district in the history of Istanbul where the first apartment examples were applied.

1. TURKİSH HOUSİNG STRUCTURE AND DEVELOPMENT OF HOUSİNG STRUCTURE İN ISTANBUL

To interpret the development of housing through Istanbul in the past, it is necessary to examine the construct of the Turkish housing structure which has survived in long-term residence constructs. The functionality of the plan structure is also seen in the apartment structures.

1.1 Turkish Housing Structure

The Turkish house comes from a communal life with its general appearance. The most characteristic feature of the Turkish house is the Sofa. The sofa which is a common space creates the connection of the rooms with each other. This structure gives flexibility to the house. The sofa which differs in its use in today's modern housing structure with its periodical dynamics continued to be planned in space fictions until the early Republican years. Eldem (1954) classified the Turkish house which he defined as a house type that continued in the Rumeli and Anatolian settlements with 4 different plan types in the terms of sofa usage; Plan without sofa, plan with outer sofa, plan with inner sofa, plan with middle sofa.

Middle sofa plan; It was a plan solution that appeared in the Wooden Mansions of Istanbul during the Ottoman period.

1.2 Development of Istanbul Housing Structure

The modernization trend in Europe in the 18th century, the state policies and the development of urban environments outside the continent influenced the Ottoman Empire on its way to westernization and step up in the 19th century towards the middle of the Tanzimat years. The foreign population living in the city was gaining private property rights that came with the rescript of Tanzimat (Öncel, 2014). With the private property rights acquired by foreign citizens, the first apartment building structuring in Istanbul - Beyoğlu region had begun. Although the frontispiece of the apartments was in Western style, the use of sofas in the plan structures continued.

Tayyare Apartments, built-in Laleli in 1922, is one of the collective housing examples of the I. National Architecture period. Although it coincided with the last years of the Ottoman Empire, it developed within the Republican regime which tried to create a style in its model determined before. The structure designed by Architect Kemaleddin is not included in the stair floor area but is added to the floor hall from the outside and this is an adaptation of the traditional plan construct to multi-storey living. Although the proclamation of the Republic developed in the city circles throughout the country, the housing production was developing in the form of villas
or rental houses of the wealthy population. With the inclusion of the works of foreign architects in the country, the style of this period consisted of structures with hard-edged dominating geometric lines and containing natural materials (Hasol, 2017). The 1950s along with the increasing industrialization after the war started the formation of factories in urban environments. Along with the mechanization, agricultural economies caused the migration of rural areas to cities and the insufficient number of housing in the cities led to the formation of slums in urban environments. Emlak Bank was trying to cover a large part of the shortage in the number of houses. (Tekelli, 2013). Collective housing structures were modern structures to meet the housing needs of middle-income families. Housing construction was expanding with the Property Ownership Law that came into force in 1966. Zoning areas paved the way for the private sector to take part in the construction with this law. This law also included the lands of the Ottoman period wooden mansions and single-storey buildings with gardens in the zoning area by making fragmentation on the parcels. Apart from the economic crisis that the world had experienced, the political developments of the country were influential in the 1980s. Gated housing complexes were created which were distributed throughout the city with the Mass Housing Law (TOKİ) enacted in 1984 (Görgülü, 2016).

The number of residential projects and gated community settlements whose numbers continued to increase was located in the new housing texture of Istanbul after the 2000s. Urban Transformation projects continue in every district and street of Istanbul without paying attention to the historical texture at present. As a result of our research, we found that this negligence is also frequently encountered in Kadıköy - Bostancı district too.

2. HOUSING DEVELOPMENT OF KADIKÖY- BOSTANCI DISTRICT

Kadıköy is one of the oldest settlements of Istanbul and it is also one of the transportation hubs between Europe and Anatolia at present. Kadıköy which had a rural settlement area during the
18th-century Ottoman period was a region where the Sultan and administrators of the period stayed as summer resort. With the mobilization of the ferry service and the railway transportation between Haydarpaşa-Pendik in the middle of the 19th century, the area from the railway periphery to Bostancı maintained its position as a summer resort consisting of wooden and stone mansions with gardens, preferred by the wealthy families of Istanbul and the families with foreign population working in the country (İ.E.P.P., 1994). The Summer mansion of German Edouard Hugue, who worked on the Bağdat Railways in Istanbul between 1890-1917 is one of the embodiments of these structures still located in the Bostancı District (URL-2). With the effect of developing country economies Urban Transformation Law No. 6306 was enacted in 2012 and building heights limits were set free and old buildings were demolished and rebuilt with this transformation. There are 186 buildings which have over 16 floors in Kadıköy and Bostancı district has the 3rd place in Kadıköy with 20 buildings which have over 16 floors according to the 2017 report of Kadıköy municipality.

Kadıköy is located between 4 main transportation lines in the city. Belt Highway and Coastal Road, which are intercity. Public Transportation road which is called the minibus line and the most popular street of the city Bağdat Street is located in Kadıköy. There are 3 piers for sea transportation in Kadıköy. Our research area Bostancı is the only district of Kadıköy that takes part in the entire transportation network.

Kadıköy District Bostancı location and transportation map (URL-3)
2.1 Investigation of Bostancı Districts Housing Transformation

Apart from being the only district of the Kadıköy between the coastal road and the Belt Highway, Bostancı is the closest district to the Islands. Apart from Kadıköy, ferry and sea bus services also took place over Bostancı. The beginning of Bağdat street continues through Bostancı until the centre of Kadıköy and the location of this street also affects the housing structure on it. The tapering will be handled in 3 separate sections on the district as the Lower - Middle - Upper section. The transformation of housing structures and environmental relations were evaluated with architectural projects and structure information which are taken from Kadıköy Municipality, 2017-2021 City Maps, Archive Photos and Istanbul Metropolitan Municipality aerial photographs apart from observation on field studies and photography.

**Lower Section:** The area designated as a lower section includes the settlement between the Coastal Road, Bağdat Street and the Railroad. The lower section has housing and mansion-like building types and housing presentations for the high-income group of the Bostancı population. It is seen that the buildings on the Island/Parcels bordering on Coastal Road and Bağdat Street are limited in terms of floor height within the scope of 11.05.2006 1/100 scale zoning plan notes in this area. In parallel streets, this situation varies. The building to be examined as a similar situation is the 14-floor Kavala Apartment Building on the 316 / 108 block parcel which has an old wooden mansion on it. According to the building information received from the municipality, license records were taken in 1991 for blocks A and B, but the wooden mansion appears singularly on the plot on the 1966 aerial photographs. It is envisaged that the building permit for the Mansion was processed as Block A in 1991, the year of construction of the apartment (Figure 1).
Figure 1: 316/108 Block parcel architectural project information and access chart

The Mansion Plan was arranged differently from the structure of the period as two houses. The entrance area is designed in connection with the back and front gardens with a staircase connection over the wide veranda. A fireplace was used in the middle volume of the living room and it was designed as a private sitting volume. The living room has been designed with two entrances and separate access to the dining and guest hosting areas has been provided. Although the use of the ground floor seems functional, the kitchen area remained at a low square meter compared to the general layout. The upper floor is separated from the lower part as a living space. The front and back rooms are defined as separate spaces similar to a traditional Turkish house with a bathroom solution inside. This is thought to be a feature added as a result of the renovation of the building.

Middle Section: The middle section covers the area between the railroad line and Minibus Street where urban transportation is mainly carried out. Public transport is more common on this route. Commercial areas and high-rise housing stocks are located on Minibus Street after Bağdat Street. It has a more middle-income population than the lower section, and the land values are lower than the lower section. Until 1966, wooden mansions and detached 2-3-storey house structures took place less in the middle section and this number seems to be lower in the existing housing. Since the detached 2-3 storey buildings are not included in the status of Historical Artifacts in the zoning plans, these areas have turned into construction areas for the new period of high-rise apartments. The 3-storey detached structure located on the 3201/165 block parcel where the housing construction is increasingly diversified today will be examined. According to the building information received from the municipality, the license entry was made in 1963 and 1 floor was added on top of 2 floors later (Figure 2).
When the 1st-floor plan is examined, the layout of the space has an arrangement close to the use of the sofa which is one of the traditional house structure elements. The staircase volume does not remain directly connected with the living area but passes over a partition hall and meets the room that is thought to be reserved for daily use. The balcony area which has lost its function in today's modern residential buildings has a wide use from the two rooms of the building. The floor area is 85.45 m² in total and the volume reserved for the balcony is 23.79 m². Balcony volume corresponds to 27.84% of the floor with a wide usage area.

**Upper Section**: This area is located between the Minibus Road and the Belt Highway where intercity transportation takes place. Another feature of this region is the Bostancı Cultural Center and amusement park located on the border of Minibus Street (URL-4). Bostancı Cultural Center is one of the meeting points of Kadıköy where various concerts, theaters and international events take place. The building which is the center of indoor events and stage shows opened on April 23, 1991 and has increased its popularity after the 90s. This place which found wide coverage in the media over time has also been effective in the development of the structuring around it. The sparse settlement in the region which can be seen in the aerial photographs of 1966 has developed as it can be understood from the aerial photographs of 2013 and today it is making this region the most demanded point of urban transformation. The underpass project which provides the direct connection of the road going down to the district via the Belt Highway to Bağdat Avenue completed by the Istanbul Metropolitan Municipality in 2006 has increased the demand for the residence located in the upper section with its transportation opportunity. This information was obtained through an interview with Chief Yener Coşkun, who has been working in the district for 14 years. It was found that a similar building, among the examples of 2-storey detached houses of the period which we have examined in the middle section before is located on the opposite parcel of the Bostancı Cultural
Center from the archive records, The building located on block 702/89 was demolished in 2014 and its license was obtained in 2015 and at the present time it is a 13-storey luxury residence project completed in 2017. The detached life in the district is another example of the transition of modern life to closed apartment life (Figure 3).

The building which has the appearance of a luxury residence contains places that will be attractive to the host such as a pool, gym and security. The first striking detail of the building whose plans were examined is that the balconies in the architectural project are not shown in the construction area but later converted into rooms. It is frequently seen in the project phases of new buildings that came with this legal regulation and took place after 2012. The use of the balcony is planned to change the large balcony usage volume in the old buildings to short-term use with a lower square meter. The shared area is replaced by the corridor that provides the distribution to the room areas in the modern housing structure. The window applications formed along the story height in the rooms restrict the functional use of the space and the layout restricts going beyond this plan structure. The high-rise building includes the solution of statically long spans and creates recessed corners in the rooms. Such situations make it necessary to direct furniture preferences to preferences that are compatible with the dimensions offered by the space. The functional nature of the house is the result of its change with new housing structures.

Another situation seen in the analysis of the upper section is the shanty settlement, which has started to be seen since the 1950s. The upper section was located outside the city centres at first, it remained within the expanding city structures and new residential areas. This type of settlement still exists in the parts of the strict close to the Belt Highway. These types of areas are left to new housing areas or gated community formations with zoning regulations. As can be seen from the aerial photographs, Tekper Site on the 2890/4 island parcel which was formed
around these parcels after 1982 was inhabited sequentially between 1987-1992-1998 as seen from the archive information obtained. The building is positioned according to the seafront which can be understood from the architectural project and satellite images and it is located in the slum area. The site buildings consisting of 7 floors are oriented towards interior use in the back blocks and the room volumes are positioned on the facade facing the belt highway. The site which seemed like an advantage in the year it was built is now located between the highly complex and apartment blocks that were started on the slum area. The use of the balcony is located on the front facade and the room volumes are provided through a second corridor. The entrances of the flats are the living rooms and wet areas and these areas are reserved for the first access over the entrance. It has a large space for wet areas and a small balcony reserved for the kitchen. It is predicted that the room allocated next to the living room was planned according to daily use in the year it was built. The room and the living room are associated with a shared balcony. The plan set up for a compact life has replaced the hall layout which provides internal circulation of the previous period buildings with the corridor and the entrance which are located in minimum dimensions (Figure 4).

![Figure 4: 2890/4 Block parcel architectural project information and access chart](image)

While the district structure hosts new residential areas with periodic developments, the house which is the living space has remained in the process of changing its functional structure in line with the determined measures. While the wooden mansions which are in the status of Historical Artifacts shared their large garden areas with high-raised housing structures with new arrangements over time. They were either rebuilt in accordance with the original or remained unchanged until today. On the other hand, the detached 2-3 storey buildings constructed between 1950 and 1960 have been transformed into the construction areas of luxury housing areas within the context of complete change. The rising prices of land values started with housing have resulted in class differences between populations. Wooden mansions located on the coastal road are evidence of the socio-economic transition from the residential
structure in the district with the shanty settlements that continue their existence on the route towards the belt highway.

3. CONCLUSIONS

Population growth, economic developments and state policies in Istanbul have created housing areas that have turned into investment instruments today. Apart from being a transportation hub, Bostancı has become an attractive region for investors as it hosts entertainment and cultural events and is close to popular places such as Bağdat Street. With its proximity to popular places such as Baghdad Street, it has become an attractive area for investors. The changing housing structure has lost its flexible use, the focal point has become the living room and daily space and the rooms have been limited to the usage determined during the project phase. The house offered to the host leaves behind the space setups aimed at increasing the quality of life and focuses on other advantages (pool, gym, etc.) that are provided to the host. Class discrimination continues with the new structures constructed in the area and neighbourhood lifestyle disappears over time.

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