

**TOPIC**

Istanbul is located on an important seismic zone, where a large earthquake is expected in the near future. Sumer Neighbourhood, with its inadequate habitative conditions and ground qualities, is one of the districts that is prone to the greatest damage. For this reason, most of the buildings in the area need to be demolished and reconstructed. Apart from achieving an earthquake safe settlement, this regeneration aims to create a more habitable urban area out of the continuous and dense urban fabric. The proposals will constitute regeneration models for the neighbouring districts that are under the same threat. After this process, socially mixed group of inhabitants will also be attracted to the area and this will lead to plurality in the social structure.

**CONURBATION**

Istanbul is the most important city in Turkey in terms of cultural and economical facilities. For this reason it has been attracting migrants from all over Turkey since the 1950's. Zeytinburnu is one of the leading districts that has been growing due to migration. The settlements started as squatter settlements and changed into poor quality urban fabrics with, 5-6 storey apartment blocks, dense population and inadequate infrastructure. Sumer Neighbourhood which is the product of this process, houses a population of 30,000 or more.

**SITE**

The study area is a dense area, where the workers of neighbouring factories and their families reside. With its proximity to the seismic fault and the poor qualities of the ground, it's almost the whole neighbourhood which is expected to be damaged during the earthquake. The current urban fabric is very dense and packed. The public spaces are quite inadequate. Most of the existing buildings are 5-storey or higher. The property rights mostly belong to its users. The ground floors of the apartment blocks on the main roads serve as commercial spaces. There is a commercial band consisting of ateliers, used by international leather and textile traders located on the ground floors of the buildings, on the two main arteres that lie to the west and the south. These commercial functions are an important part of the urban collective memory. On the other side of the main road that is bordering the site on south direction, there is an international sea trade port -with customs- called Zey-Port. The strip that forms the west part of the study area, houses several individual high-rise apartment blocks and these blocks will be preserved. This strip is also a part of a larger urban area stretching from north to the sea in the south and the area is planned as a recreational green belt.

**Population:** 244.062 (Year 2000), Sumer Neighbourhood: 30.385 (Year 2000)

**Study area:** 66 ha

**Project area:** 66 ha



**PROGRAMME**

Since the existing users are envisaged to reside in the same area after regeneration, the objective should not only be to preserve the total built area and population density but also to improve the conditions for living. Apart from necessary social, cultural and recreational domains, the area needs commercial spaces for international textile and leather trade that has a significant role in the economy of the district. The detached apartment blocks that constitute a big part of the study area will be demolished, and equivalent property rights will be given to the owners of the demolished buildings in the area after regeneration. The necessary public spaces and commercial spaces will be planned in the same area. The housing blocks that exist in the stripe lying on north-south direction, will be preserved but the communal exterior spaces will be redesigned without giving any implication about new building facilities. An existing factory building that is located in the same stripe will be demolished and new design proposals for cultural and recreational uses are expected within its plot.

**ISSUES**

**Social / functional**

After the regeneration process, the middle class users will have an access to a higher quality environment. It is envisaged that the rise in the environmental quality of the district, will attract diverse users from different backgrounds and social classes which will lead to social plurality.

**Sensitive**

The continuous earthquake threat and the expectations of a radical change in the neighbourhood exert an emotional pressure on the inhabitants and after the regeneration process, this will leave space for healthier sentiments and perceptions, informed by better architecture and urban spaces.

**Sustainability**

The fact that the population and construction area can't be decreased during the regeneration process holds great importance as an input. Forming the essential green spaces, maintaining the balance between the urban spaces and built-up areas, taking essential infrastructural precautions against predictable situations, are important parameters that need to be taken into account, when efforts are made for turning this densely populated area into a sustainable environment.



**Aerial photo of Zeytinburnu**

- 1 An existing factory building will be demolished and new design proposals for cultural and recreational uses are expected.
- 2 High rise buildings will be preserved and the communal exterior spaces will be redesigned without giving any implication about new building facilities.
- \* If necessary the recreational area consisting of regions numbered 1 and 2, may be extended towards fishing port and coast.
- 3 Parcels will not be taken into consideration and the area will be designed as a whole.

EUROPAN 8



ISTANBUL, ZEYTINBURNU, Turkiye

