

Tarlabası Urban Renewal Project

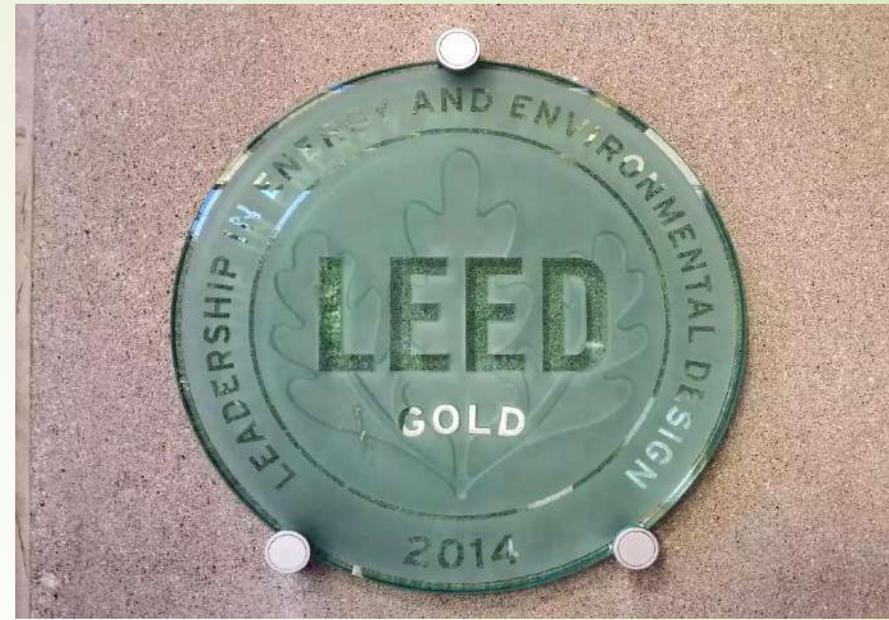
Dr. Kayfi Akram Mawlan

2022-2023



Awards and Leed Criteria

- **Tarlabaşı Urban Renewal Project is the first urban renewal project constructed in agreement with the Leed Gold criteria in the historic region and developed with public-private partnership (PPP) in Turkey.**
- **Having been granted the award “Best Urban Renewal Project of Europe” in the 18th International Property Awards**
- **Employer Beyoğlu Municipality - Istanbul - Turkey**
- **Location Beyoğlu, one of the most significant locations of Istanbul. Türkiye**
- **Start Date 1/1/2007**
- **End Date 25/12/2023**

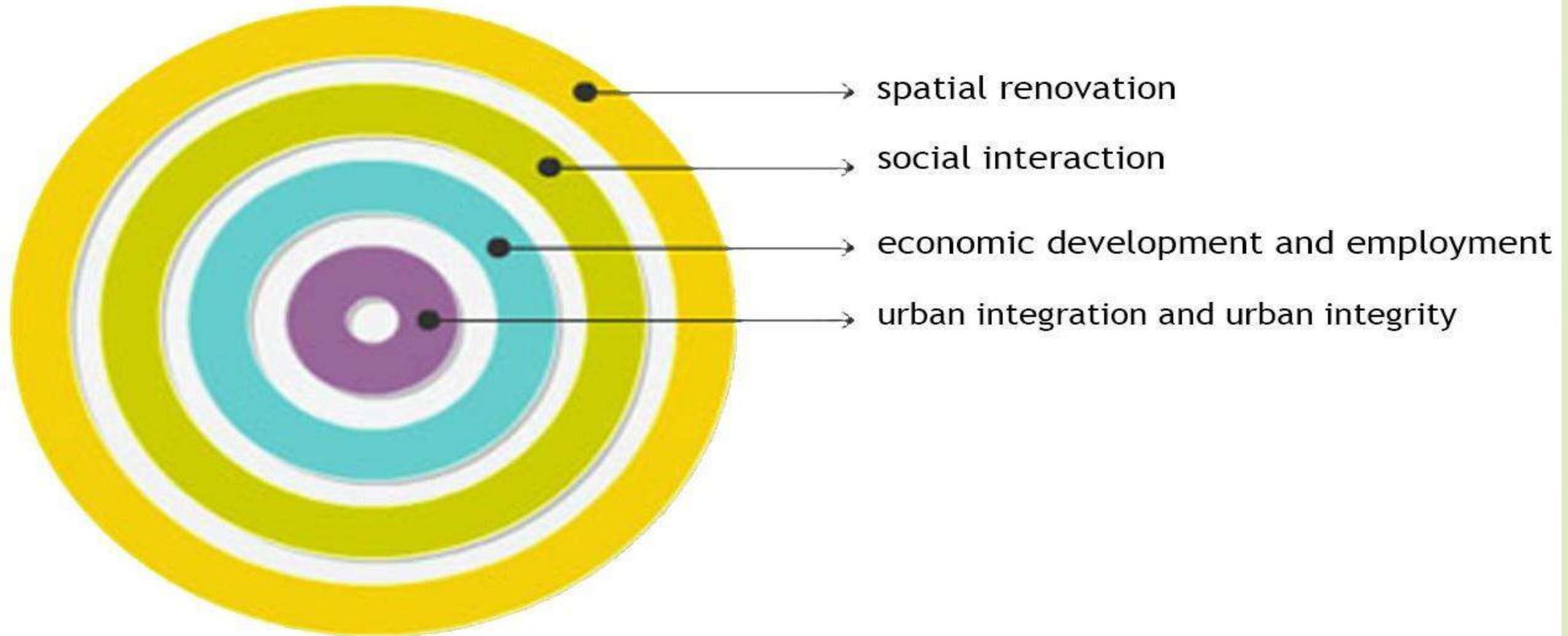


Tarlabaşı Renewal Project

- **Tarlabaşı Renewal Project is the first of its kind in Turkey that is being processed by public-private sector cooperation with the apparent goal of restoring the historical buildings and renovating the other buildings around in a modern architecture style**
- **The locally governing Beyoglu municipality announced the renewal project at February 2006.**
- **According to the municipality, though Tarlabaşı was a culturally rich neighbourhood, it was also not a safe zone in which to live.**
- **Strangely, Beyoglu municipality focused on a restoration project plan that promised to protect the original facades of the unique historical buildings by giving them a contemporary and modern appearance**

Goals of the Project

THE GOALS OF THE RENOVATION PROJECT





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- Some of the main goals of the project as articulated by the municipality and the development company are outlined below
- Integrate Tarlabası with Istanbul by changing it into a safer and healthier neighbourhood;
- Protect the architectural, cultural, environmental and historical values of the neighbourhood;
- Provide a financial support from private sector in this public and private sector partnership;
- Improve transportation and infrastructure of the neighbourhood;
- Increase the social well-being and the quality of life within the city.

cultural and historical significance

- The Cultural and Natural Properties Preservation Committee of Istanbul registered the historical buildings of Tarlabası a second time as culturally significant 2005, though they were already registered as such in 1978.
- Following this decision, Beyoglu municipality announced Tarlabası as the first Renewal Project of Turkey under the law 5633, the Renovation Law, in 2006, which declared that Tarlabası's historical buildings could be renovated and demolished if needed.
- Based upon the 1978 and 2005 registration process, those historic buildings should have been under the law's protection, which means that nothing could be changed in, around and on them without any permission.
- In the years following 2006, 18 out of 20 historic buildings on the main Tarlabası Boulevard were completely demolished.
- As for the rest of 210 historical buildings in the neighbourhood, only their facades were protected while the main part of the structures were demolished in order to be rebuilt as multi-use residences with five to six times the volume of the original buildings [14, 17].

Location and landmarks

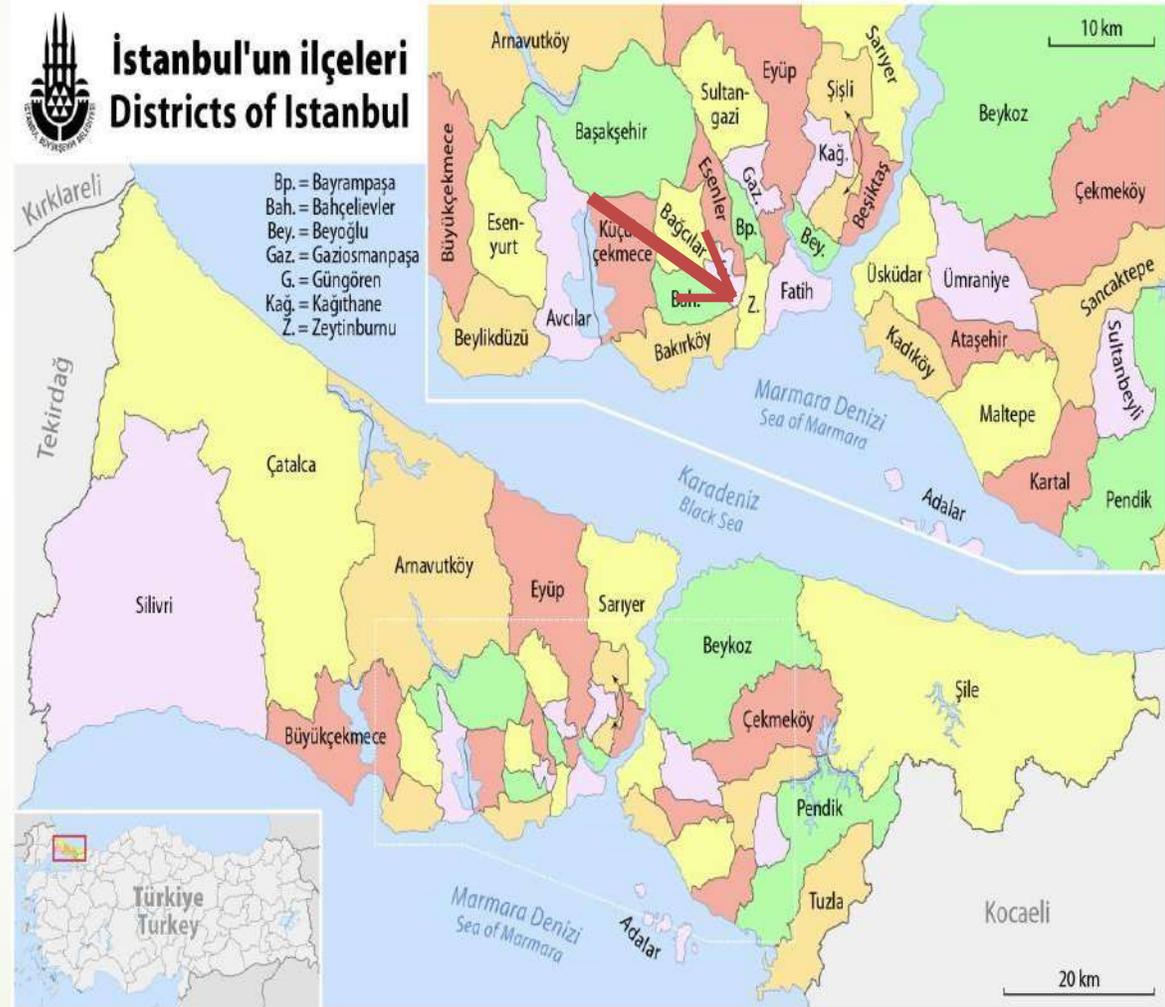
Tarlabasi is a historical neighbourhood located in Beyoğlu district, Istanbul (see Figure 1).

It is five minutes' walk away from Istiklal Street (one of the most important entertainment and cultural centres of Istanbul) with a significant historical heritage.

In the 19th century, Tarlabasi was a middle class neighbourhood populated by Ottoman citizens of Armenian and Greek origins.

they started to leave the area in the 1950s. In the 1960s,

immigrants from Anatolia bought these architecturally-significant properties for very cheap prices, and at the same time, municipal services started to deteriorate. However, Tarlabasi did not experience gentrification through the private housing market in the 1980s and 1990s, even though it is equally close to entertainment and cultural centres



Location and landmarks

- This map illustrates where Tarlabası lies in relationship to landmarks such as
 - Taksim Square.
 - İstiklal Street.
 - It also shows the relative size of Taksim 360 in comparison to the broader Tarlabası neighborhood.



Components of the project

- , this project covers 9 city blocks in total
- , which is composed of office and residence sections,
- the appearance of the region will change
- the ancient historic fabric will revive.





the characteristics of the historic buildings are mainly covered by modern architectural style as exemplified below.



Before the Project



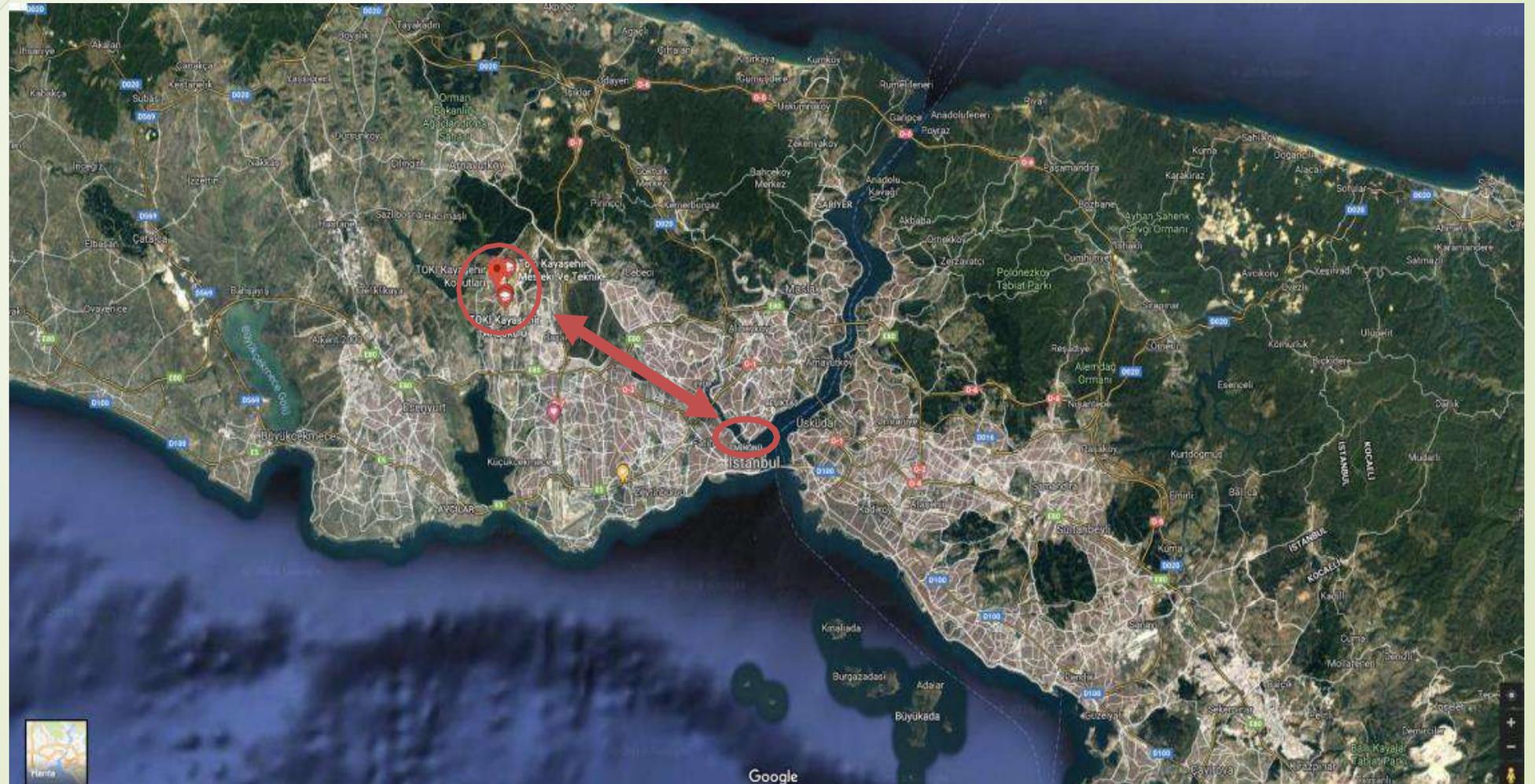
After the Project



Gentrification Process

- Gentrification the process whereby the character of a poor urban area is changed by wealthier people moving in, improving housing, and attracting new businesses, typically displacing current inhabitants in the process.
- Gentrification – the transformation of an area from working class to middle- class - is a popular topic of urban inquiry (Lees et al., 2008).
- Since the 1960s, there has been extensive analysis in gentrification in the global North
- From the 1960s to the 1980s, gentrification in world cities took place mostly through the private housing market, which is now usually referred to as ‘classical gentrification
- This arises from some households’ willingness to pay for housing in certain areas that were previously ‘undesirable’.
- The second type is state-led gentrification, which I define as gentrification that results from state-led urban ‘renovation’ or ‘regeneration’ projects.
- It may lead to similar effects to those of market-led gentrification, such as displacement, social polarization and damage to the historical environment; however, in the case of state-led, these effects are experienced more rapidly and in a more brutal fashion.

Location of Kayasehir (big circle) and its distance from Tarlabasi (small circle) (taken from google maps).



Tarlabasi Renewal Project (Istanbul Metropolitan Municipality, www.ibb.gov.tr, 2015).



Photos from and around the Tarlabasi Renewal Project area, 2017



Comparison between current and Project Tarlabasi, SakizAgaci Street, Tarlabasi Urban Renewal Project 2013.



Architectural Language

- ▶ The project includes the re-design of six blocks within the neighborhood.
- ▶ Each block's design has been allotted to different functions and to different architectural offices.
- ▶ Instead of the historical typology of masonry housing on small plots with back gardens, the projects include functions of the city's re-defined requirements-
- ▶ apart housing, offices, hotels and a shopping mall with underground parking.
- ▶ The small plots of land of the original houses do not live up to the standards of the images of these functions and hence the area is proposed to be rebuilt.



The Renovation Area

➤ **Block Design 360**

- The building block situated just along the main street is transformed into a high-street shopping centre and office building.
- The whole building block originally with 29 housing buildings is planned to be run down.
- The 19th century facades of the existing buildings are rebuilt and re-situated on this new function and language.



Boulevard Façade of the Shopping Center, Block Design 360

361: Housing complex

- The building block behind the shopping center is planned as a housing complex.
- The design lines up to the extents of the block and lives a rectangular terraced garden within its interior.
- The organic texture of the layout of houses is transformed into a geometric whole.
- The glass-steel façade defines the architectural texture again with the historical residue of the prop-facades.
- Terraces and greenery are the determining elements of the design as the roofs are also terraced green roofs which overlook to the street and define a dominating relation with it.



View from the street and a view from the interior garden, Block Design 361

Block Design 362

- The third design includes mostly single-bedroom housing, also with two and three bedroom flats.
- The same decorative approach to historical facades with less determined heights is taken, due to an existing Assyrian church.
- The plan attempts to conform to the texture of the neighborhood,
- also due to the steep slope and the existing first degree registered buildings.
- It diverts from the previous unified block solutions and presents individual relations with the street and diverse housing types.
- The project also diverts from other projects by partially removing terrace roofs.



View from the street and a view from the interior garden, Block Design 362

363: Offices, Conference Hall, Houses

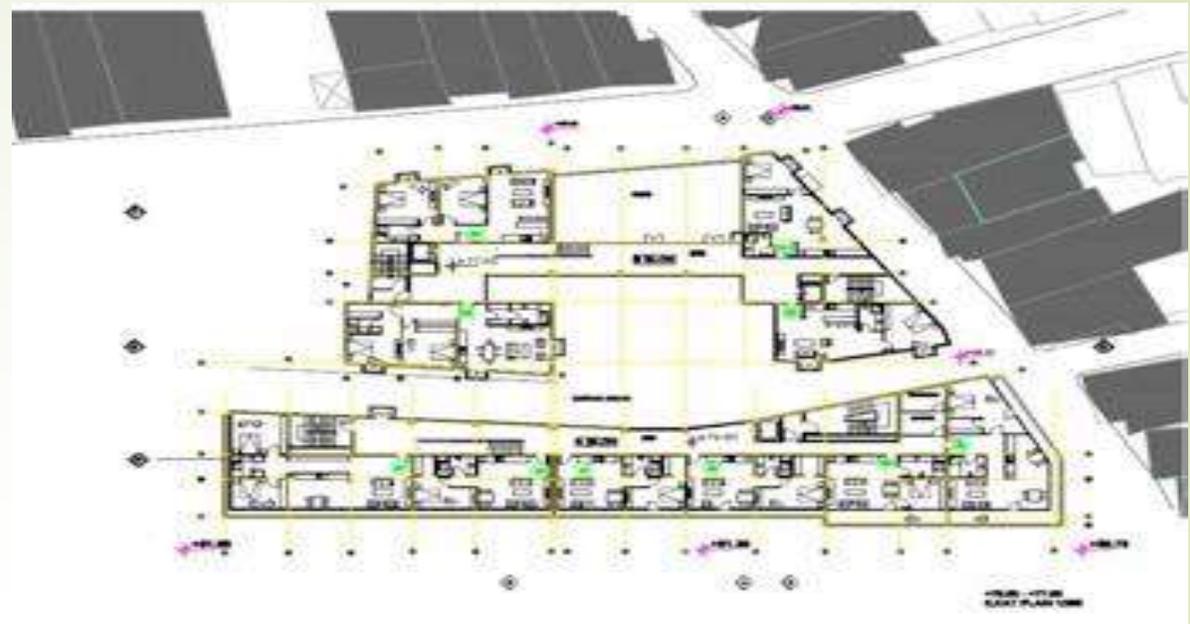
- ▶ Another block on a steep slope is designed to accommodate offices, conference hall and houses.
- ▶ The design works as a whole through its dominant entryway with a subsequent square.
- ▶
- ▶ The housing is mainly oriented to single families, with few exceptions of 2 –bedroom houses.
- ▶ This diversity of spaces and also the inclusion of office and conference functions create a numerous of circulations, culminating in the glass bridges traverse the inner garden.
- ▶ The stair-wells of this circulation also serve to infill rebuilt historical façades with their glassed outlooks.
- ▶
- ▶ The roof of the complex is terraced and these terraces are used partially by individual houses and there is a single communal terrace which works from a stairwell.



A view from the interior garden, Block Design 363

385-386: Housing

- ▶ Here, the design team designed one of a half blocks of residences. Block 386 is divided among two design teams, as the historical building of an **Armenian monastery** is taken to be a node for division.
- ▶ The team calls the complex a “**residence.**”



Images and Plan for Block Design 385-386



386: Hotel

- The other side of the monastery is designed by a different design group, yet the design language is also diverse.
- Hence, the street silhouette of the monastery will speak of two diverse designs at its two sides,
- and the sense of continuity which is central to historical neighborhoods will be sacrificed.
- The hotel is closed to the streets surrounding it as would be expected
- from its function, with a niche entrance that serves the image of the hotel.



View from Tarlabası Boulevard, Block Design 386

387: Housing

- The block facing the monastery, second from the main street
- It is designed to house one-bedroom flats that work from the underground park stairwells and some shops which work from the street.
- The housing works as a block that is thus closed to the street.
- And, its alternative-the interior garden- does not seem to have a practicable access that would make it active, as it is again dependent on the stairwells.



593-594: Housing

- ▶ The two blocks that are third from the main street are also designed for housing with single-bedrooms with a few shops which work from the street.
- ▶ The housing is closed inside with its **five stairwell cores** that work from the underground car park up.
- ▶ The design integrates two sides of an existing street through underground parking and through a shrunk courtyard that disrupts the continuity of the street.





Thank You