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An urban design framework for sustainability of historical environment: A case of Safranbolu, Turkey

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Historical environments as open space museums which exhibit their own selves are historical heritages which demonstrate and reflect cultural identity. Turkey has a lot of settlements which are full of cultural and historical traces, but some abandoned and demolished parts of the historical settlements have suffered from a separation between the historical city centers. In order to integrate these areas to the other parts of the whole, revitalization, regeneration and re-functioning are necessary. Nonetheless, the key question is which target leading regeneration and design process will gain priority: heritage and culturally led regeneration or design led regeneration. Urban design process should contain these issues. In order for regeneration and sustainability of the heritage area and its identity, it is one of the basic principles in planning or design process that current tendencies of the community and public needs should be determined. In this study, a framework on urban design process considering the issues mentioned above was conducted in Safranbolu-Turkey, which was added to the list of world heritage. In the framework context, considering regeneration, sustainability, culture and community, some urban design scenarios have been built and evaluated. Furthermore, design guides as an application tool for good practice have been suggested.

Key words: Culturally led regeneration, historical environment, heritage, sustainability, urban design.

INTRODUCTION

Historical environment is a major document which demonstrates and reflects cultural identity. Cultural heritage is the accumulation of tangible and intangible values stemming from human creativity and interaction between societies since the beginning of human life on earth (Celikyay et al., 2007). It is necessary to both protect and regenerate heritage areas and to integrate them to urban environment for sustainability. In Turkey having a lot of settlements which are full of cultural and historical traces, it is time to protect and regenerate some part of historical heritage and to transmit cultural heritage to the next generation. Safranbolu which is a settlement in the list of world heritage is one of the historical settlements in Turkey. In Safranbolu historical environment, having spiritual values of the ancient times demonstrates and reflects cultural identity. It is necessary that sustainability strategies should be determined in

order to protect or regenerate and to transmit historical and cultural heritage to the next generation. It is essential that urban design approaches should be adopted and urban design strategies for historical environment should be determined. Urban design is the major tool and process to make a bridge between past and future.

As a process to provide sustainability of historical and cultural heritage it can play an important role in the regeneration of declining urban heritage areas. It is recommended that a framework should be built for design process. The framework guiding to urban design process make it easy and successful. With the design guides, urban design process considering architectural styles, historical texture and materials of the buildings will enable the sustainability of historical heritage. Furthermore, ecological concern, besides economic objectives should accompany planners and designers in the revitalization and regeneration process. In this study, re-functioning and regeneration process of an abandoned suburban area which played an important role in the history of Safranbolu was examined in relation to heritage, sustainability, community and urban design. Considering public

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tendencies and stakeholders' views, alternative scenarios have been built and evaluated for effective reusing of the case area.

Heritage, sustainability and urban design

Heritage is a value demonstrating both historical and cultural identity in a place. For sustainability of heritage, urban regeneration is an inevitable process in some part of the historical cities. Heritage, sustainability and urban design are related to each other. Heritage is a value, sustainability is an aim and urban design is a tool for transmitting heritage to the future generation.

Heritage and culture led regeneration

Urban growth and economic development have a great negative impact on historical city centers and historical environments. As a result of these effects, urban environments have been changed and also historical urban textures have been destroyed. The historic environment lies at the heart of our sense of place and can be a valuable catalyst for regeneration. Regeneration needs to be done with equal sensitivity if it is to create better places and stronger communities. Understanding how places change and recognizing the significance of their history, is the key to successful and sustainable regeneration. Integrating heritage buildings into urban regeneration schemes has been shown to create popular and successful urban quarters with character, where people enjoy living. Such regeneration represents an opportunity for conservation and development to work together and transform the built environment and public realm for the communities that live there (Cornwall Council, 2009).

The universal awareness of the importance of urban heritage and the need for its conservation that accompanied the last few decades of the 20th century brought a major change to that neglect/upgrade phenomenon. International understanding of the multiplicity of human heritage and the increased local appreciation of urban heritage altered the meaning and dynamism of such urban life cycles. Physical neglect of urban heritage became unlikely since the international, regional and local organizations became the guardians of local cultures (el-Dien Uf, 2008). Most important physical cultural heritage is experienced in the context of historic towns and cities. Cultural heritage is therefore crucial to the future well-being and prosperity of historic towns and cities and the surrounding regions. There is however currently a lack of evidence to convince many cities and stakeholders of the benefits of heritage led regeneration, which is lack of information as to how to regenerate cities through investment in heritage and a lack of good practice guidance (Cornwall Council, 2009). In historical environment having spiritual values of the ancient times, architectural

heritage adds physical and living value to the environment. Sensitivity of community about these values is related to the cultural structure. To make man reconciled with his environment, conservation should have a context in which architectural environment is integrated with the new urban environment to be constituted (Kuban, 2000). The concept of conservation or urban conservation comes out as a result of the cultural process (Kuban, 1979).

The long-term social impact of culture-led regeneration remains something of a mystery. Commonly defined, there is an overriding assumption that culture-led regeneration has a trickle-down effect in so far as it enhances the quality of life of the wider community. It is possible that the success of culture-led regeneration could be related to the degree in which it effectively engages with local identities. It is necessary to understand the types of conditions in which culture-led regeneration may be able to succeed. In particular, we want to consider the possibility that the success of culture-led regeneration could be related to the degree in which it effectively engages with local identities (Bailey et al., 2004). As stated by Bailey et al. (2004), the prominence of culture on the urban agenda which is the creative ethos, is increasingly dominant in developed societies and that creative cities are thriving because creative people want to live there is of particular interest in this regard. The economy is increasingly taking form around concentrations of people in creative places. From this point of view, culture can potentially at least, offer a powerful means of attracting creative people into the city. Considering tendencies of the community and cultural behaviors, perceiving and shaping the places regeneration process of heritage areas should contain culture led regeneration. Culture-led regeneration is a multi-dimensional approach to the re-use, renewal, or revitalization of a place where art, culture, and creativity plays a leading or transformative role. It has become the core purpose of artscape (Jones, 2007).

Sustainability

The increasing prominence of the sustainability agenda in particular has brought to the fore, the issue of how the urban environment should be organized, what form it should take, how it should be managed and how large its 'ecological footprint' should be (Carmona et al., 2002). Sustainability contains protection and continuity. It is a concept for both natural and cultural values. One of the best ways to sustain cultural heritage and to transmit from one generation to the next is to integrate it with the whole urban environment. It is one of the renovations' basic strategies of historical city textures. Identity of the case area being needed for rehabilitation or reconstruction should be determined. It is essential that a contemporary protection policy should be adopted to

sustain cultural and historical heritages. Protection of a building or a part of the historical city can be realized by giving a new contemporary function to it for contemporary necessities of the community (Bektaş, 2001). There should be a rethought of the relationship of tourism and conservation which is a cultural act. It can be suggested that an historical environment should be physically and visually separated from the new developments. The best way to protect and provide sustainability is to take advantage of tourism because of the opportunity given by it (Celikyay et al., 2006).

Considering current tendencies of the community and tourism potential of historical environment, it is possible to enable regeneration of the place and sustainability of heritage. Basic principle for sustainability is integration economy with ecology from natural resources perspective. Spatial development should contain not only urban regeneration but ecological considerations and protection of natural resources. Some decisions regarding built environment can bring social and economic benefits in short-term, yet can generate ecological costs in long-term. Sustainability requires a balance between economic, social objectives and environmental considerations in both urban planning and urban design process. In order to create sustainable settlement and livable environments, it is necessary to invite the community to participate in the planning or urban design process for sustainability. Culture as the major factor shaping place should be considered in addition to current tendencies and social needs of the community.

Urban design

An efficient planning system and a good spatial plan are essential to achieving high-quality places and good design. All local authorities must produce a core strategy and the document which describes their vision for their place over the coming 15 - 20 years. It is a vital tool in helping to deliver quality, so getting it right is one of the most important tasks facing planners today (CABE, 2009). Urban design is a tool to be selected as a guide by planners, architects, landscape architects and whoever considers urban form, urban quality and also historical environment. While urban planning is the scenario regarding the future of the cities and communities, the spatial rules of the planning scenario have been written and determined in urban design process. Urban design is a process contributing to physical design. In urban design process of historical environment, considering design elements like color, texture, material and spatial rules to constitute a harmonic environment is determined (Çelikyay, 1995). Forming city structure, urban design has a critical role it can play in the protection of the cultural heritage and in achieving a sustainable city. It is a detailed application and arrangement for built environment realized in urban scale. It contains considerations of

the visual and environmental values regarding urban quality and the creation process of the urban landscape in addition to analytic survey of the urban environment. It has been defined as an art forming urban landscape (Kaplan et al., 2003).

Urban design is an important tool for the creation of a functional urban environment and quality. In accordance with the principle of protection, maintenance and development, urban design activities are indispensable in achieving structural and spatial integration to improve the quality and attractiveness of cities. It is the sole means to guarantee the reconstruction of historical settings by integrating them with contemporary surroundings; therefore, it enables the sustainability of historical development (Celikyay and Kocan, 2006). Urban design is not a study containing physical environment but a process regarding social environment and observing community. Urban design means more than just dealing with 'buildings, streets and cities', it creates a better place for everyone to live having a positive impact on the cities and adding value to their civic, cultural and social life. Urban design process enables the preservation and development of today's cities (Magni, 2006). It is a process that considers the past, today and future of the cities. Much attention is focused on the layout and design of buildings, but attention should also be paid to designing the spaces between them. This is often the missing link in making a community work. Fine landscape and other features can aid this process, but it is necessary to make the correct strategic decisions at the earlier urban design stage. The positioning of landmark buildings and structures, and the use of squares, streets, courts and other features assist to encourage public usage. Open space and provision for green lands are crucial in terms of modifying the local solar and wind climate, and the activities that are expected to occur within such open areas should be designed with climate in mind (Pitts, 2004). Besides physical, economic and social influences, environmental elements shaping the place should be considered in urban design process. According to Elliott (2006), any potential conflicts remained unrecognized until the production of sustainably designed schemes with strong environmental ethics. The response in the urban design and architecture disciplines to the emerging sustainable developments was cautious, particularly with pilot projects driven heavily by environmental objectives. There are some environmental design principles which do appear to produce controversial examples of urban design. The most notable of these is designing for solar gain. Some of the key questions concerning the potential conflicts between sustainable and urban designs include: should sustainable design be considered a process or a product, are there inherent conflicts between environmental and social objectives in urban design and is there a sufficient level of understanding of sustainability within the urban design sector? The main threat to urban design principles posed by



Figure 1. Location of Safranbolu in Turkey.

sustainability objectives is when they are addressed individually, and particularly where environmental objectives are prioritized heavily over social objectives (Elliott, 2006).

METHODOLOGY

The methodology of the case study containing a framework guiding this paper was created from four main topics as four steps. The first of them is gathering all the data regarding the case area and understanding the place. For understanding and analyzing the case area, strengths, weaknesses, opportunities and threats were determined by the SWOT analysis. At this step, the visual analysis of the case area, as a mental map from Lynch's point of view is of importance for the study. Holistic approach for urban design process was demonstrated by figures located under this topic. Secondly, under the topic of discussing as a community, public needs and current tendencies of the community were examined by a public survey. In addition to these issues, community commitments to change were determined.

At the third step, alternative scenarios including spatial answers to tendencies and preferences of the community were built. The scenarios were compared with each other and with stakeholders who as major actors of all scenarios were interviewed. Their interests to the scenarios were determined. Finally as the fourth topic, the content of design guides as an application tool for good practice was mentioned. Architectural styles, typologies, materials of the buildings as historical references for the built environment to be regenerated and designed were emphasized.

Understanding and analyzing of the case area

In this study, a framework on urban design studies for sustainability of historical environment has been presented. This framework has a systematic approach on urban design from the beginning to the end of the decision and design process. There are four main steps guiding urban design process in historical environments.

1. Gathering all data, and understanding and analyzing the case
2. Determination of the current tendencies of the community
3. Production and evaluation of the scenarios on land uses and new functions
4. Determination of the design strategies

Gathering all data regarding the case area in historical environment is the answer to the question of which the case area is, and what the characteristics of the area are, as a part of the whole.

The settlement of Safranbolu

Safranbolu, added to the list of world heritage in 1994, is located in the Black Sea region of Turkey (Figure 1). It is 65 km far from the sea. Safranbolu is an historical settlement protecting cultural heritage with the past traces reflecting all the living style of Turkish community. With the historical characteristics of ancient times, it hosted several civilizations. It has been estimated that communal life in Safranbolu has originated from 3,000 BC. In Homeros iliad, this region is mentioned with the name of Paphlagonia (Tuñçözgür, 1999). Safranbolu has an interesting geological structure. Constituting three different canyons passing through the city, Gümüş, Akçasu and Bulak streams run into Araç River. The settlement of Safranbolu has a hot climate in summer and cold in winter. The springs in Safranbolu are warm and have a long period. There is a difference of climate between downtown and Bağlar district due to the fact that city center is situated on levels and surrounded with forests. Downtown of Safranbolu which is located on the hillsides of valleys is warmer than the other parts of the settlement. Thus, this district is a residential area in winters. Snowfall is so little in winters in this district of the settlement. However Bağlar district which is located on higher levels of the settlement is cold in summers and snowy in winters. Therefore, it is a residential area for staying in summers (Tuñçözgür, 1999).

The population of Safranbolu is 32.200 (TURKSTAT, 2009). In Safranbolu, the local residents first lived in the city center and then in the citadel district. Thanks to economic development, it located around Bağlar district later. Most people have houses in both city center and Bağlar district. Due to climatic advantages, the people



Figure 2. Architectural character of historical environment in Safranbolu.

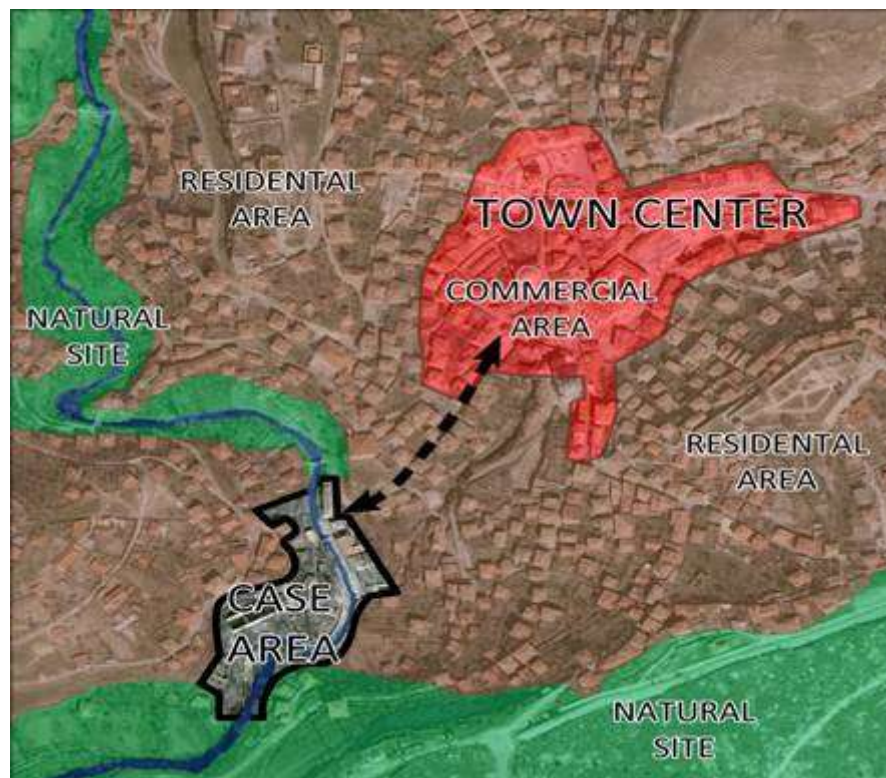


Figure 3. Location of the case area and current land uses in the city center.

prefer to stay in the city center in winters and in Bağlar district which has larger gardens in summers. Traditional houses with rich architectural details are the proof of the owners having high income. Some production fields in Safranbolu, like agriculture, copper-working, silver-working, shoe-making, leather trade and weaving are provided to improve commercial relations in the city. Improvement of commercial structure made the people in Safranbolu rich from socioeconomic and cultural perspective. Safranbolu has an urban site area having a lot of wood-frame houses as the samples of traditional architecture in it (Figure 2). A program of conservation-led property development has been kept on since 1975 in Safranbolu. Some of the houses were regenerated and some have been regenerated nowadays and the others will be regenerated if the

government gives financial support to their owners. City center is the hearth of the urban site area. The case area is also in the urban site. There is a natural site area on the south side of the urban site area in Safranbolu. It is a sloppy area near the stream and on the south side of the canyon (Figure 3).

Case area

The case area as a part of urban site area is in the canyon region which is part of the south western portion of city center. It has characteristics of both historical and natural environment due to the stream going through the area (Figure 3). This suburban area



Figure 4a. Old leather factory building.

b. natural site area.

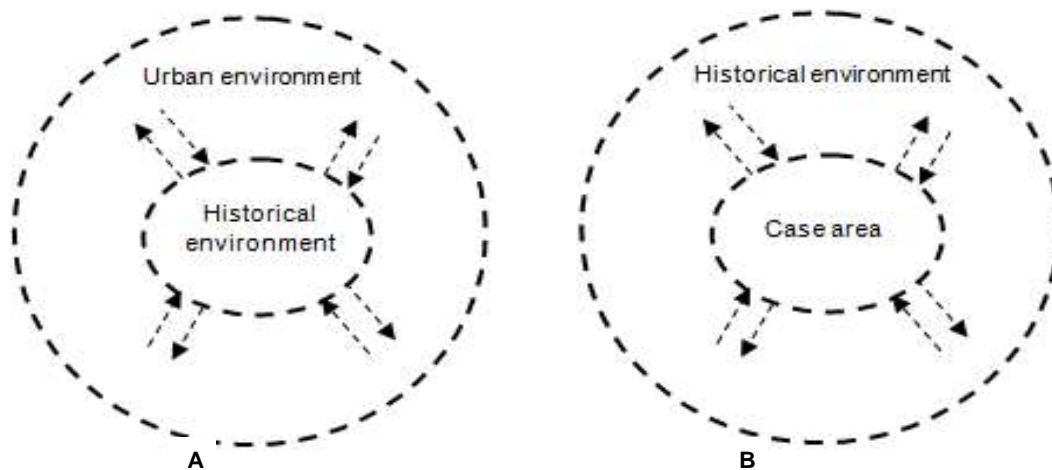


Figure 5. The relation between historical and urban environment and the case area.

enabled the improvement of trade activities in the settlement from the leather sector point of view in ancient times. Therefore, it is called *Tabakhane* area. The buildings in this area were used for leather production in Safranbolu. As the major building in the case area, old leather factory building was abandoned and ruined (Figure 4a). This area perceived by local people as a poor part of the city is not recognized as an area of architectural or historic importance. The *Tabakhane* area has suffered from a separation between the historic city center. The riverfront in the area is also not used. Caused by topographic structure in canyon, the case area is not visible for urban scale. The area is at the lower level than the city center.

Current land uses

Current land uses is of importance to understand the relation between settlement and the spatial actions of community living there. The case area, old leather factory district, is close to the trade center of the settlement (Figure 3). Both natural and urban site areas is adjacent to the area, thus this natural resource should be taken into account in re-functioning process (Figure 4b).

Holistic approach guiding urban design

To have a comprehension on historical environment, it is essential that major approach for urban design should be determined and adopted. It is necessary that the perception methods of both urban and historical environment should be selected to guide the study.

With holistic approach, it is necessary to consider the historical urban texture, as an important part of the entire city. The relation between historical and urban environment should be understood for sustaining this relation. There are two scales to determine historical environment. Both on urban and neighborhood scales, the location of the case area should be determined (Figure 5a). There is an interaction between the whole urban and historical environment. There is also an interaction between project area and historical environment, due to the fact that there is always an interaction between an area as a part of the whole and the whole historical environment. Every part of the whole has a relation with other parts and the whole (Figure 5b). The circle of A1 states major building as a main component to make a link between case area and urban environment. The other circles of A2, A3, A4, A5 and A(n) state the others to be assessed and to be given functions for the new urban identity of the district (Figure 6).

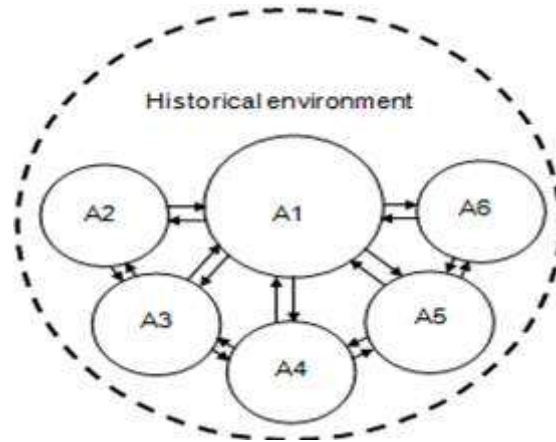


Figure 6. The relation among components of the case area.

Collective memory and image

To comprehend urban and historical environment when a part of it is designed, it is necessary that the perception's determination of the image of the urban environment for planning or design is studied. From Lynch's comprehension point of view, the concept of place legibility, which is essentially the ease with which people understand the layout of a place, is of great importance. By introducing this idea, Lynch was able to isolate distinct features of a city, and see what specifically is making it so vibrant and attractive to people. To understand the layout of a city, people first and foremost create a mental map. Mental maps of the city are mental representations of what the city contains, and its layout according to the individual. These mental representations, along with the actual city, contain many unique elements, which are defined by Lynch as a network of paths, edges, regions, nodes and landmarks. The image of the case area as a mental layout is shown in the following map (Figure 7).

First, paths are channels by which people move along in their travels. Examples of paths are roads, trails and sidewalks. In the case area, there is a stream as one of the paths, besides roads. The second element, which are edges are all other lines not included in the path group. Examples of edges include walls and facades of the buildings. In the case area, on the one hand, facades of traditional building are the edges of an interface between private and public spaces; while on the other hand, the stream is the other edge. Furthermore, topographic structure due to canyon constitutes another edge rising background of the buildings in the case area. It is necessary to comprehend historical environment in which we live. What the land uses today and what they can be in future are the main questions guiding the study. Districts are sections of the city, usually relatively substantial in size, which have an identifying character about them. Different land uses describe diverse districts. In this case selected for the study, there is a commercial area in the old city center surrounded by residential areas. There are open space and natural site areas around the project area. The fourth element, nodes are points or strategic spots where there is an extra focus, or added concentration of city features. Prime examples of nodes include a busy intersection or a popular city center. In the case area in Safranbolu, there are some nodes having small squares where the roads intersect.

Finally, landmarks are external physical objects that act as reference points. Landmarks can be a store, mountain, school, monument or any other object that aids in orientation when way-finding. In the case area, there is a bridge as a landmark (Figure 8).

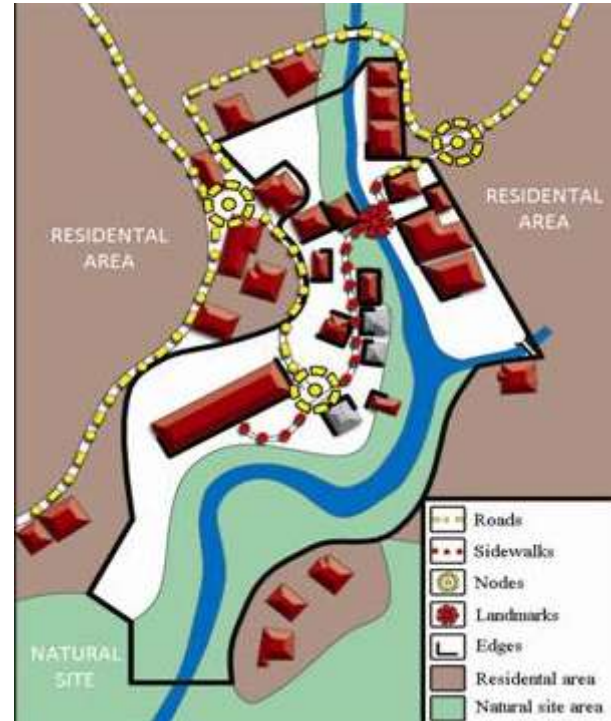


Figure 7. The image of the case area.

Furthermore, old leather factory building is a landmark from both the case area and urban perspective.

SWOT analysis

Understanding of the place is of great importance at the beginning. To comprehend and determine potentials on the case area for a new urban identity to be given SWOT analysis was made. The purpose of this exercise is to provide an analysis of the various potential sites available to give a new function in the case area. Strategic aim determined for SWOT analysis is to give a new function and a new identity to the case area. For this strategic aim, strengths, weaknesses, opportunities and threats have been investigated in the case area.

Strengths

- Case area is adjacent to the settled area and near the city center.
- Connected with the city center.
- Having a historical identity.
- The existence of the historic leather factory building.
- Existence of stream.
- Topographic structure.
- Having a natural site area.
- Climatic advantages due to the canyon.

Weaknesses

- Destruction of the historical heritage
- Lacking of utilization in the case area
- Demolished and ruined buildings



Figure 8. Bridge as a landmark in the case area.

- Opportunities
- Lacking of utilization in the case area
- Landscape potential of natural site area and the canyon
- The possibilities of re-functioning the traditional buildings accordingly by some scenarios.
- Existence of some repairable buildings
- Having recreational possibilities near the stream
- The existence of university and the population of Fine Arts' students in Safranbolu
- The increasing tourism potential of Safranbolu

Threats

- The pollution in the stream
- The probability of lacking financial support to add value to built environment
- The difficulty of an organization by means of multi-discipline and multi-actors
- It is possible that local administrators and their urban priorities can change

Discuss as a community

Participation of the community in the decision process is of importance. Thus, when making decision about urban planning, or urban design determination of current public tendencies and preferences of the community, those living in it are important and necessary.

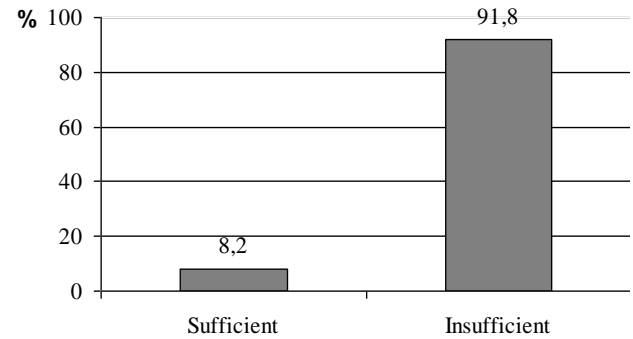


Figure 9. Sufficiency of the open spaces for recreational activities.

Public needs and tendencies

With the aim of determining the tendencies of the people living in Safranbolu, regarding giving a new function to the case area in which there is an old leather factory and determination of public requirements in urban scale, a public survey was made. Population size of the people living in Safranbolu is 32200. 110 which is 0.3% of the population, was decided for sampling size. The results of the survey were evaluated with the program of SPSS 11.0. The panels comprised 44.5% females, 55.5% males, 11.8% was 15 - 20 years old, 50% was 21 - 30, 13.6 % was 31 - 40, 10.9% was 41 - 50, 6.4% of them was over 51 - 60 years old and 7.3% of them was over 60 years.

The answers of the panels to the question of whether open spaces in Safranbolu are enough for recreational activities are shown in Figure 9. Figure 10a shows the answers to the question of; whether the major urban necessity in Safranbolu is from public perspective. Most of them stated that there is an urgent need for a cultural center and a city park. Figure 10b shows the preferences of the panels on recreational activities when they use open spaces in Safranbolu.

Community commitment to change

About a new utilization to be given to the case area, most of the panels stated that it must be decided to create open recreational area in the case. As the second preference, socio-cultural action area was stated by the panels. Third factor rising among the answers of panels is tourism area due to international and national tourism potential, Safranbolu has (Figure 11). Recently, most of the houses with their gardens have been changed to pension or hotels. Due to allocation of most of them for accommodation, public green space is an increasing need of the community, and on the other hand, is due to lacking of public green space in city center.

Results of the public survey

At the results of the public survey for public tendencies, it is clear that the most people living in Safranbolu want the settlement to have a cultural center for cultural activities and a city park. Most of the people want open spaces to be assessed for recreational and open fair area or garden exhibitions. According to the panels, it is the best selection to use the case area for an urgent urban need and to change the case area to open recreational area, socio-cultural action area or tourism area.

In comparison with the answers and preferences in the public survey, it is clear that community living in Safranbolu needs a

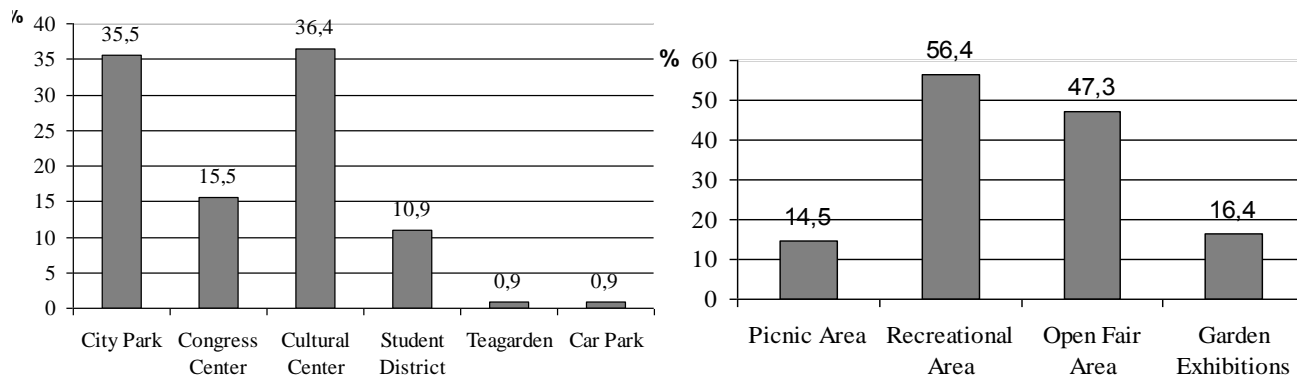


Figure 10. a) The major urban requirements, b) Preferences on utilization of open spaces in Safranbolu.

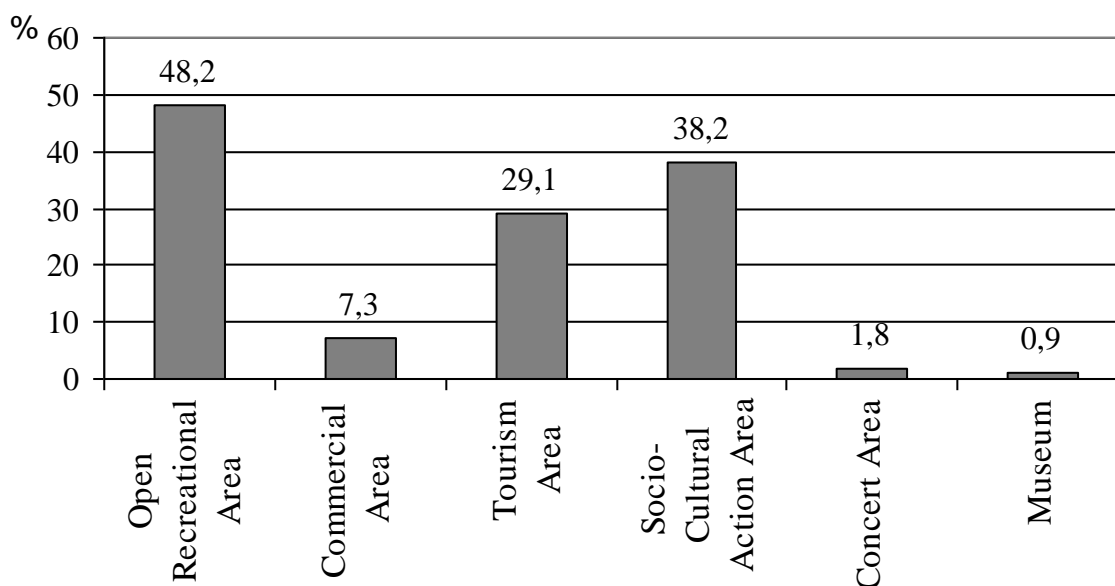


Figure 11. Answers regarding a new function to be given to the old leather factory area.

cultural center from urban requirement perspective. But most of the panels (48.2%) want the case area to be changed a city park as a recreational area. That is because in according to the most panels (91.8%) current open spaces in Safranbolu are not sufficient for recreational activities. Furthermore, most of them individually need open areas for their recreational activities. The preference of second group of panels (38.2%) is to allocate and designate Tabakhane Area for socio-cultural action area. The third group of panels (7.3%) wants the case area to be evaluated for tourism area. According to few of the panels the case area can be allocated for commercial actions. Unremarkable group of the panels stated that Tabakhane Area can be allocated to concert area and the rest of unremarkable ones want old leather factory building to be designated as a museum.

SCENARIOS AND EVALUATION

Both urban planning and urban design process, is a kind of scenario process related to community or individuals. Thus, current tendencies and needs of community should be considered when

making land use decisions and spatial decisions as much as it should take into account of transmitting of natural, historical, and cultural values to the future. All the scenarios in historical environment should aim to cover the requirements of society for sustainability. One of the best ways to sustain cultural heritage and to transmit from one generation to the next is to integrate it with the whole urban environment. Therefore, in scenario process the whole historical urban texture is considered and identity of the case area as a part of the whole is determined. Finally, requirements in accordance with the new identity should be taken into account. New identity of the case area can be selected by considering current tendencies of the community and historical and environmentally characteristics of the case area.

To enable the case area to have an attractive function in both this area and the settlement of Safranbolu, some scenarios can be built by means of main approaches and principles mentioned under the topic of holistic approaches guiding urban design. Basic principles and approaches underlying of all scenarios are:

1. The case area which lost its old importance and characteristics should be regenerated.

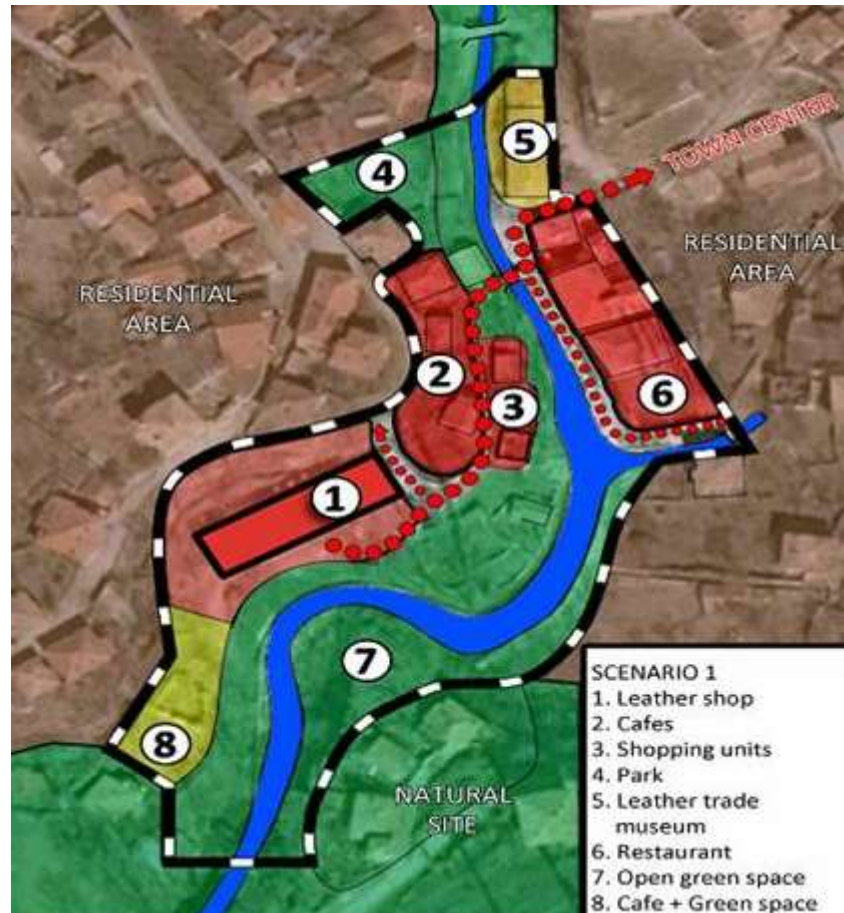


Figure 12. The scenario on leather center,

2. Adding a sprit to the invisible case area, making visible its sprit.
3. Culturally led regeneration in addition to heritage led regeneration.
4. Promote the area as a center for arts, culture and tourism.
5. Public tendencies.
6. Social mobility to be generated from the city center down to this area.
7. The pedestrian network linking to city center
8. Making positive urban space
9. Taking into account natural resources
10. Enhancing the ecological health of the river

Some scenarios dealing with reanimation of the original function of the *Tabakhane Area* or re-functioning for a new utilization for community or giving a brand-new identity in urban environment were experienced. The main building for all scenarios is old leather factory building. Determining the new function of this stone building, other demolished and ruined buildings were given a new function in the main theme of the scenario, and were decided to be regenerated and reconstructed in accordance with the scenarios. To encourage pedestrian exploration of other commercial and tourism sites within the city is another aim underlying the scenarios. The case area should be regenerated by physical design and communal mobility should be flown to this area.

As opportunities in the SWOT analysis, considering landscape potential of natural site area and the canyon, in every scenario green belt was proposed on both side of riverfront for continuity of

green landscape in natural site area. In open green spaces walking paths can be designed. On the riverfront landscape quality can be enhanced.

Alternative scenarios

Scenario 1

One of the main approaches to determine a new identity and a new function is to consider tourism concept and tourism potential of Safranbolu which takes part in the world heritage list (Figure 12). According to the first scenario, new spatial identity related to original function of the case area is leather center. Leather center and its environs to be assessed for tourism potential will be an answer to the people who wants *Tabakhane Area* to have spatial facilities and amenities for commercial and touristic actions. By means of this spatial scenario, it would be possible to evaluate all the buildings in the case area for tourism potential. Thus, the case area will enable the people wants to buy something come to this area from the city center. Commercial land use and commercial actions will be extended to this point from the center.

Scenario 2

Second scenario contains determination of a new and needed function for community living in Safranbolu. The result of this

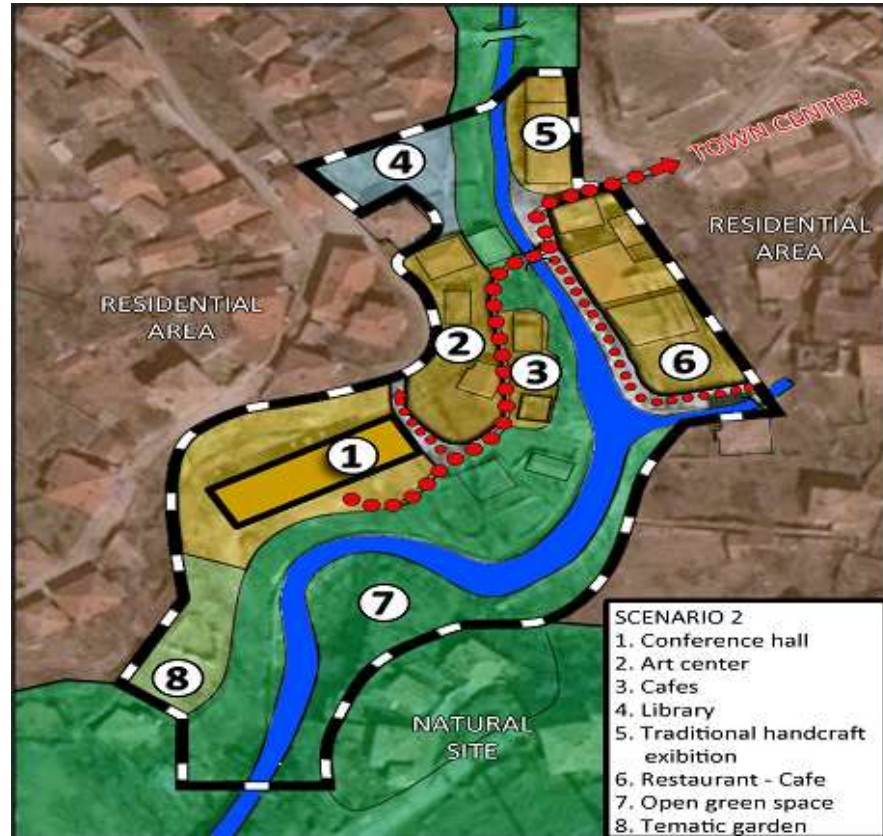


Figure 13. The scenario on cultural center.

process is cultural center (Figure 13). Local authorities want to build a congress center in this region. From urban perspective, it is necessary to build a congress center for conferences, symposiums, as an auditorium to serve for people. Old leather factory is suitable for congress center due to spatial possibilities. It has 500 m square and 7.5 m high. This scenario would be one of the best way to create a new spatial opportunities for urban needs of people living in Safranbolu. The other buildings can be used as art center, café, library, traditional handcraft exhibition rooms, thematic garden, and restaurant serving to the people to participate a conference or to whoever comes to this area. By means of this scenario, the case area will be a cultural center of the city.

Scenario 3

Third scenario is a student region as a brand new identity. The result of determination of a new but not needed function from the urban perspective is a student region. Functional change can create an effective reuse and revitalization of the case area. The new function of the major building is concert hall and art gallery and the others are art studios, library, student clubs, and cafes. A lot of students having social interaction problems due to living in a small city are so enthusiastic on the idea of allocation of the Tabakhane Area to their living. This is a new utilization for both this area and the whole city. This function will enable the new part of the settlement to be attractive for students living in Safranbolu. This new identity adding student life to this area can integrate historical environment in this region with the whole urban environment in Safranbolu (Figure 14). Young population and dynamic life of them can make more attractive this part of the city.

Comparison of the scenarios

According to the first scenario, leather center, Tabakhane Area with new function will enable commercial actions to extend from city center to this area. Leather center contains leather showroom and leather shops. By means of spatial solutions in this scenario, the area will have a new function but not an inspiring identity. As a commercial and tourism area, leather center is answer to the third group of panels which wants the area to be allocated to tourism area. Due to leather center, historical and original identity of this area will sustain. It would enable planners and urban designers and architectures to provide historical and original identity of the case area. Although it gives an answer to the third group, it is not preference and selection of most of the panels.

Second scenario on cultural center has cultural, recreational and tourism potential. Furthermore, it would be the answer of socio-cultural need of the community. It is clear that the second scenario, cultural center, is more dominant than the others from public tendencies perspective. Third scenario, student region contains both cultural and recreational places. This is the answer of most of the panels, yet the students of fine arts faculty do not represent the all community. They are only a population of homogeneous group in the community. Thus, the scenario on student region does not create public places used by the whole community. It is a kind of restricted public area allocated to the students. In the matrix above, identity of the scenarios, utilization potential of the case and the relation between economy-ecology in every scenario are shown. Pointing in every matrix was made in accordance with the context of the scenarios or characteristics of the case area in every scenario. In according to the matrix, cultural center is dominant and superior to the others from cultural, social, recreational and ecological

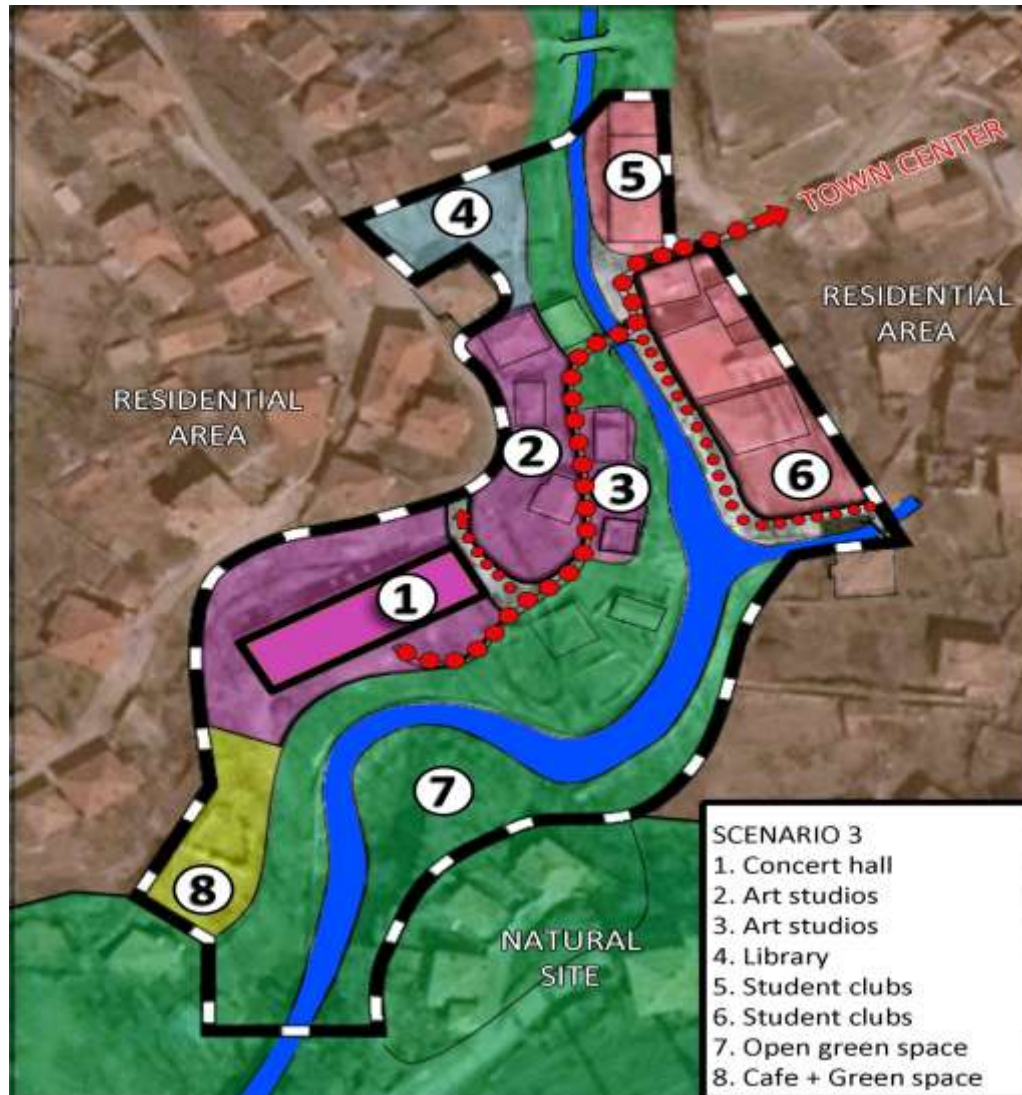


Figure 14. The Scenario on student region.

perspective.

Stakeholders' views on the scenarios

It is instinctively clear that different stakeholders are likely to have very different motivations and perceptions as regards the built environment. An office worker or shopper may have a very different perception of what makes a good urban environment, from an estate manager charged with its upkeep, whilst a developer may perceive the added value in a development very differently from a local resident. This reflects the ease with which the built environment allows different stakeholders to meet their particular objectives. In this regard a broad range of stakeholders are involved in making, using and managing urban developments. Some stakeholders will have short-term expectations of reaping benefits from well-designed environments, whereas others base their approach on long-term results (Carmona et al., 2002). All the people, groups, and institutions that will affect or be affected by the project in the case area were listed in the column under "Stakeholder" (Table 1). These groups are actors which have major

or minor role in adopting scenarios and heritage or culturally led regeneration of the district. It is important and necessary to convince stakeholders of the benefits of heritage led regeneration. Generally local authorities as only decision makers have a force shaping built environment, but participation of the community to decision process is of great significance.

Table 2 shows the interests of interviewed groups as stakeholders on these urban projects. Some of international or national tourists staying in Safranbolu stated that the area can be regenerated leather center. Some of them are interested in the cultural scenario. Local authorities want to change the area to congress center. This is the best scenario for them. Some of the commercial-private for profit ones of the stakeholders want to benefit from leather center scenario from commercial perspective. Some of them are interest in the scenario on cultural center. Legal representatives of the nongovernmental organizations also stated that they want the third scenario as cultural center to be evaluated for art and cultural acts so that culture and art are added to the historical area. Some of civil society and of users stated that the case area can be designated for leather center. Most of them prefer cultural center to be selected for new identity and new function of

Table 1. The matrix on identity of the scenarios.

Identity of the scenarios			
Criteria	Leather center	Cultural center	Student district
Historical identity	■		
Cultural identity		■	■
Social identity		■	■

Table 2. The matrix on utilization potential of the case.

Utilization potential			
Criteria	Leather center	Cultural center	Student district
Commercial use	■		
Cultural use		■	■
Recreational use	■	■	■

the case area. Only students of interviewed stakeholders were enthusiastic on student district. This is the favorite scenario for them due to the fact that most of them have residential problems in the city center. Most of them want to live together with their ages. From both major part of the community and public authorities perspective, the scenario on cultural center is the best scenario. Furthermore, it contains ecological consideration and recreational uses.

DESIGN GUIDES AS AN APPLICATION TOOL FOR GOOD PRACTICE

'In the built environment, design is the key decision-making process. At the strategic level, it creates the vision for places. At a more detailed level, it describes how we want them to work, look and feel. Good design is not inevitable. It needs to be championed, invested in and worked at' (CABE, 2009). The interface of urban elements played a major role in traditional settlements, being responsible for the creation of some of the most successful man-made environments. The interface between exterior spaces and buildings constitutes one of the highest priorities for community design, since some of the basic urban typologies emerge from it (Lozano, 1990).

In large scale urban project, life and actions is constituted by physical design. Every building should create a good urban space around itself (Konuk, 1995). Although five elements from Lynch's comprehension point of view mentioned above describe a city, a settlement or a historical environment we live in, for making livable and sustaining environments it is necessary to determine architectural style, textures, materials of the buildings and streets to identify historical environment as a document of culture and heritage. Guiding urban design process and enabling integration historical environment with urban texture, design guides are of importance. Design guides make easy to select materials, colorings, facades, windows and the other architectural elements in application process.

Architectural style

Ultimately, the guide steers clear of overt references to architectural style. To promote architectural character, it requires proposals to demonstrate to competence in understanding the principles of architectural composition and form- the 'regulating lines' and proportional relationships that guide the best architecture (Corbett,

2004). One of the urban design approaches and principles guiding regeneration and design of historical environment is to sustain street textures, architectural styles and traditional forms of the buildings in heritage area. Architectural styles of the buildings demonstrate traditional architecture in Safranbolu. The structure of traditional buildings with 2 or 3 stories in historical city center are wood- frame. They have six windows for each room. But on the facades of traditional buildings with oriel there are seven or eight windows for some room (Figure 15), (Figure 16), (Figure 17 and 18). It is necessary to determine the typologies of the buildings to be used as a guide in urban design process for sustainability of historical and cultural heritage.

Streets

Streets in the case area have an organic texture. They are narrow, not straight, but curled. They are covered by traditional small paving stones (Table 3). In city center, streets surrounded with the walls, enable sheltering from the sun in summer. The materials on the historical streets and stone materials of the courtyard walls should be protected.

Materials

Materials of the buildings should be considered as components of heritage. The old leather factory building as major building in all scenarios determining the functions of the other buildings has thick stone exterior walls (Table 4). Structures of traditional buildings in this district, like in Safranbolu, are wood-frame. Only on grand floors both exterior and interior walls are made from stones. In the other stories, both floors and ceilings are covered by laggings. Windows are timber framed and with shutter (Figure 16 and 17). In the case area, one of the characteristics of traditional architecture is utilization of local and ecological materials in building.

Landscape

Open green spaces are lands from which people benefit for several recreational activities. They have positive effect on the health of the people (Yılmaz and Memluk, 2000). In the case area, riverfront to be allocated to public use should be planted. Therefore, it can be enabled that green lands in natural site create a green belt. For



Figure 15. A Street surrounded with the walls.



Figure 16. One of the regenerated samples of traditional architecture.



Figure 17. A sample of traditional architecture.



Figure 18. Stone materials of the walls and wooden gate.

Table 3. The matrix on relation between economy-ecology.

Relation between economy-ecology-social objectives			
Criteria	Leather center	Cultural center	Student district
Economic objectives	■		
Ecological concern	■	■	■
Social-cultural obj.		■	■

Table 4. Stakeholders' interests to the scenarios.

Actors/partners/stakeholders	Stakeholder Interest(s) in the project		
	Leather center	Cultural center	Student district
international/national tourists staying in Safranbolu	This is favorite function for them	Some of them interested in this cultural scenario	
Public (local authorities)		They want to build congress center, due to a lack of cultural center in Safranbolu	
commercial/private for-profit	Some of them want to benefit from this scenario from commercial perspective	Some are interested in cultural function to be given this area	
nonprofit (nongovernmental organizations [NGOs])		They prefer cultural center to be built in the district and culture and art to be added to the area	
civil society and users	Some of them stated that the area can be designated for leather center.	Most of them think that congress center is suitable for area because cultural center is the major requirement of public life.	
Students of fine arts faculty			All of them were interested in only this scenario. They want the district to be allocated for them and they are enthusiastic for this idea.

open green space, considering climate and ecological conditions and habitat in the Tabakhane Area suitable plants should be selected for planting design. Nightscape is also another issue as a magic tool for designers to create inspiring places. Topographic structure of canyon, river, bridge, main building and other small buildings and also some trees should be emphasized by lighting.

RESULTS AND DISCUSSION

A lot of settlements having cultural and historical traces from ancient times are heritages. It is necessary to protect these open space museums showing themselves. One of the main strategies for sustainability of historical environment is not only to sustain historical image of the environment but also to regenerate giving a new function to buildings and environment in accordance with the tendencies of community. It should not be forgotten that culture is major factor shaping places. Cultural approach and cultural perspective should be taken into account in urban design process. Furthermore considering tourism potential and using the traditional buildings for tourism

potential is one of the developing ways historical environments as one of the sustainability approaches. But in some settlement and some cities, heritage-led regeneration is dominant, instead of priority of culture-led regeneration. As one of the settlements mentioned above, Safranbolu is a small city in which full of traces of heritage. Cultural dimension of community life suffers from a lack of interest.

Culture is a means of spreading the benefits of prosperity to all citizens, through its capacity to engender social and human capital, improve life skills and transform the organizational capacity to handle and respond to change. Culture is a means of defining a rich, shared identity and thus engenders pride of place and inter-communal understanding, contributing to people's sense of anchoring and confidence (Comedia, 2003; Miles and Paddison, 2005). After being adopted an arts and culture-based strategy in urban regeneration policy by local authorities, inspiring global dimension of arts will add value to place. Design is also a dominant factor guiding regeneration of space and community. But it should con-

consider community design in order to design community forms. 'Community design focuses on urban form, from cities to villages; its purpose is to "design" community forms, the physical shelter of human settlements' (Lozano, 1990). It is essential that ecological settlements and ecological design of traditional architecture should be taken into account when conservation, heritage led regeneration or culture-led regeneration and sustainability are aimed. As a summary, the framework for urban design process in historical environment, like the case study in Safranbolu, should be adopted as a guide for urban design. The following systematic should be followed up from the beginning to the end of the regeneration and urban design process in every historical environment, like Safranbolu.

1. Gathering all data in historical environment
2. Understanding historical environment and the relation between a part and the whole
3. Determination of opportunities and threats of place by SWOT analysis
4. Adoption of holistic approach for urban design
5. Analysis of the visual image of the case area
6. Determination of current tendencies and urban needs of the community by means of a public survey
7. Culture led regeneration in addition to the heritage led regeneration
8. Scenario building for the part related to the whole
9. Comparing the scenarios protection, regeneration, ecology and sustainability point of view.
10. Integration with social-economic objectives and environmentally objectives
11. Consideration of stakeholder's views
12. Determination of the design strategies
13. Giving a new function to the historical buildings
14. Creation an attractive urban area sustaining original characteristics
15. Consideration of the historical texture
16. Consideration of the architectural styles of the traditional buildings
17. Determination of the typologies
18. To enable design of building facades harmonic with the historical buildings
19. Consideration of landscape potential and natural characteristics of the place

According to the checklist above, urban design process in which as stakeholders, local authorities, community, public/private users, investors, planners and designers write spatial rules of regeneration in historical environment. Creation of inspiring places in the case area can create leisure quarter with a combination of sensitively restored historic buildings and the best of urban design. When adopted by local administrations, planners, urban designers, architects, landscape architects and whoever studies in historical environments, this framework to be used as a guide for designers will help to protect, to regenerate, and to improve historical textures of the

settlements. Thus, it would be enabled either protection and regeneration or sustainability of historical environments having historical, cultural, and ecological identity. As much as illustrated in this case study, being adopted as the favorite scenario by all stakeholders cultural center will add artistic and cultural dimension to the image of the city. Thanks to application of this scenario, art and culture as increasingly employed instruments of spatial planning in some cities in the world will be inspiring component for both local community and tourists staying in Safranbolu.

The key question which can remain is which factors leading regeneration should gain priority among heritage, culture or design? In Safranbolu case, as a settlement in the World Heritage List, traditional architectural heritage covered throughout the city center. Tourism act changed the most of private houses to pensions and hotels serving to tourists. But a lack of spatial opportunities for art and cultural activities is a problem of community life. Art and culture as inspiring factors bringing together individuals and reminding them sharing as it was in the past are the factors to add universality to locality in Safranbolu.

As emphasized in this study, the relation between planning and designing of a place and community are of significance. But not considering tendencies and preferences of community and the dynamic force of the culture, none of urban studies creates positive and inspiring places for community. After planning and design process of urban, historical environment, to make man reconciled with his environment, conservation should have a context in which cultural and ecological footprints of the community clearly appear. These alternative scenarios in this study were built for illustration of a train of thought regarding regeneration of an unused district having commercial importance in the past. In fact, when public authorities decided to regenerate this district, at the beginning of decision making process regarding land uses and functions of the building all stakeholders should league together. After alternative ideas are discussed and some scenarios are evaluated, local and social consensus should be created. Of course this process is not so simple yet rather complex including cultural behaviors, visions of the community, besides tendencies and preferences. In addition to these issues, project management, financial support, application of urban design plans and team are other issues should be considered. Buildings of heritage value have developed into an extremely complex process involving a team of many professionals, specialists, trades, and craftworks (Weaver, 1997). In order to regenerate historical urban parts and to create inspiring spaces adding value to place in urban design process it is essential that a multidisciplinary professional team makes decisions considering the relation between community, culture and the historical environment.

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