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**CHALLENGES TO URBAN PLANNING
FOR THE GALATA
– PERSEMBE BAZAAR WATERFRONT, ISTANBUL**

Abstract: This paper examines the conservation master plan prepared for in Beyoglu, Istanbul's Galata Persembe Bazaar waterfront and its Genoese and Ottoman port heritage. This paper initially contains an analytical perspective. This perspective informs the analyses of the evolution of planning process on the conservation of the port heritage. The results of relations between port heritage and conservation planning works have come up for discussion. Spatial interventions on the Persembe Bazaar waterfront began in the 1980s by removing industrial and commercial buildings in the area. These interventions, made in the framework of wiping away the Halic (Golden Horn) waterfront created pressure for urban regeneration in areas with historical and cultural heritage assets like Persembe Bazaar. Major projects such as Galataport and Halicport on the waterfronts of the Halic and the Bosphorus have increased this pressure. Huge functional transformations on the waterfront are desired along with the Persembe Bazaar Conservation Master Plan, which conforms neither to the content nor the context of general conservation principles or Turkey's conservation legislation. Its content includes no interventions compatible with the theme of "living in harbour cities" and should thus be criticized. The conservation of the tangible and intangible heritage of historical port features, the preservation and development of the service sector and trade in the area requires adopting a holistic understanding of conservation and taking historical features into account. Such an important port heritage site should not be seen as having only touristic functions. It should emphasize more local features for their daily use of local residents and businesses.

Keywords: Historical and cultural sustainability, tangible and intangible heritage, port heritage, urban projects, urban regeneration, waterfront planning.

Introduction

Istanbul has grown economically with industrialization and spread spatially. The traditional centre of Istanbul remained within the boundaries of the Historic Peninsula and Galata for a long time, but since the nineteenth century changes have oc-

curred [Cubuk 1993]. Especially during the early republican period, because Ankara was the capital city, Istanbul lost importance and continued to do so until the 1950s. Therefore, the spatial concentration in the Historic Peninsula, the Golden Horn, Galata-Beyoglu, Uskudar and Kadikoy districts continued until this period in Istanbul. At the same time, Galata-Beyoglu, which hosts the traditional neighbourhoods of the city, and Persembe Bazaar as the shore at the entrance of the Golden Horn have special significance because Persembe Bazaar District was the harbour of Galata, which was established as a former Genoese trade colony. Today, Galata and its port must be considered a cultural heritage within the city's living pattern and planned accordingly [Akin 1998] (Fig. 1).

The interventions on the shore of the Golden Horn and Persembe Bazaar started in the 1980s; however, comprehensive demolitions were done predominantly in the framework of the modernist urban planning approach, and open and green areas were created. Industrial areas on the shores of the Golden Horn were decentralized in the 1980s on the basis of major transformation projects. On these coasts, including Persembe Bazaar, massive demolitions were done in the framework of transformation projects and included heritage sites. Since the 1980s, the transformation of the Golden Horn started with the vision of "Culture and Art Valley". Industrial areas were and continue to be transformed into museums, exhibitions, congresses and educational institutions. However, it is necessary to separate the urban transformation practices in historic areas from the transformation projects in informal housing areas. Transformation projects in historic areas have very important missions in terms of historical and cultural sustainability [Erden 2003].

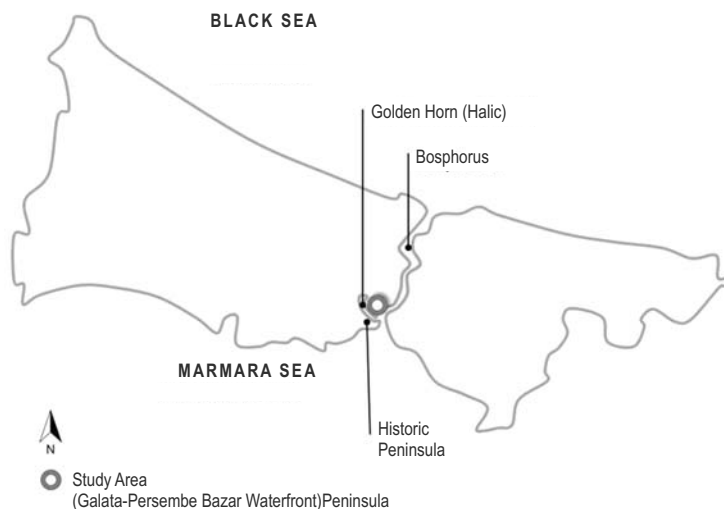


Figure 1. Galata-Persembe Bazaar Waterfront in Istanbul

Source: [by Author].

The growing city, based solely on economics, is not sustainable. Ecological and social developments must also be taken into account, especially since the 1980s. The ecological and social dimensions of the spatial development of Istanbul began to be discussed in the 1980s. Depending on the growth of the city, an attempt was made to establish a relationship between residential areas, working areas, infrastructure and transport investments, employment opportunities and local development strategies. In the Istanbul Metropolitan Plan, which was most recently prepared in 2009, this vision was determined: *Istanbul should have a high quality of life that develops by conserving its authentic cultural and natural identity in the direction of environmental, social and economic sustainability principles, and be transformed into an information society with competitive power on a global scale* [İBB 2009]. One of the objectives of this vision was to prevent the northward development of the central business district and to protect the natural resources of the city. However, due to the city's transformed structure from industry to trade and business areas, the central business district has become both a continuation of the traditional city centre and a polycentric structure along with haphazard growth [Dökmeci, Berköz 1994]. The actual situation, which occurred more spontaneously than planned, was effective in creating today's Istanbul. Remarkable urban projects, which accommodate its strong local dynamics and are continuously supported by the national government, change the spatial form of the city despite the decisions of the local governments. Along with immigration, the demand for international capital to create new markets has also created a new urbanization structure [Ozu *et al.* 2011]. The search for new markets by international capital groups has brought a shift from the industrial sector to the services sector. As a result of competition emerging from access to world markets, economies have rapidly become less industry-based and more concentrated on the services sector. International financial centres are guiding world markets under a certain hierarchy (Sassen 1999). Istanbul also wants to be included as a financial centre [DPT 2009]. As a result, the decentralization of industry was proposed in the metropolitan plan. In the context of the relations between global forces and local dynamics, spatial policies for urban areas also led to the process of institutional restructuring [Healey 2004]. Therefore, while new constructions have existed on the development axes depending upon metropolitan development dynamics, new projects for tourism are being developed in the fields obtained from industrial transformation in coastal areas like Persembe Bazaar. The Halicport (the Golden Horn Yacht Harbour) and Galataport (Salıpazarı Cruise Port) projects in the neighbourhood of the study area are the most significant urban projects that will affect Persembe Bazaar and create transformation pressure there. The Galataport project is a cruise port project involving trade, transport, tourism and cultural functions in an area of about 11.2 hectares. Halicport is a yacht harbour, and its complex project includes trade and tourism functions in approximately 25 hectares of old Ottoman shipyards (Fig. 2).

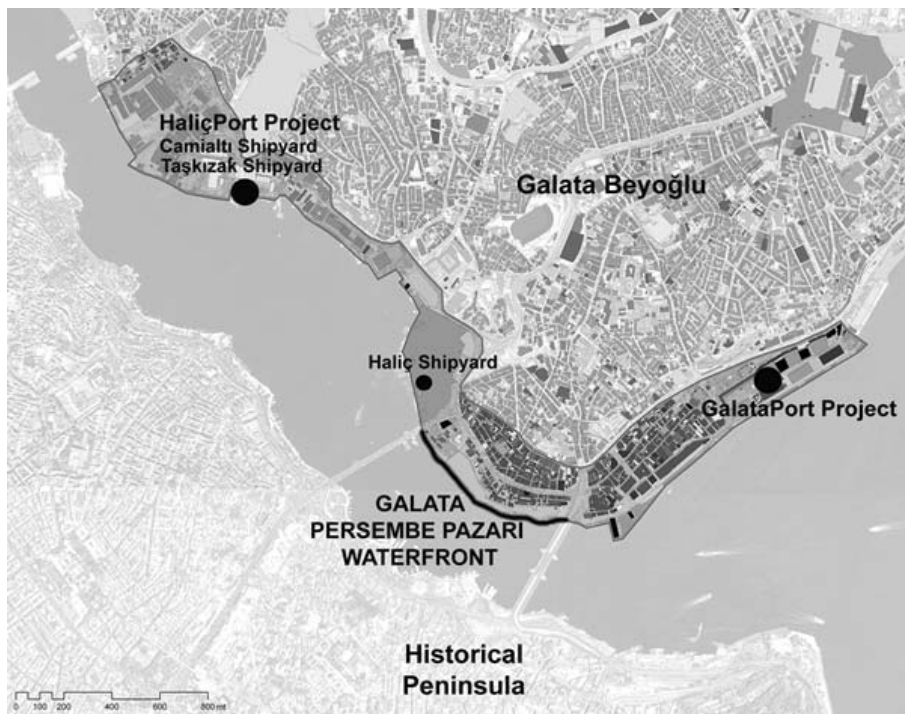


Figure 2. The Haliçport (the Golden Horn Yacht Harbour) and Galataport (Salıpaazarı Cruise Port) projects in the neighbourhood of Galata Persembe Bazaar Waterfront

Source: [Modified from IBB 2007; IBB 2008].

This can be explained by the greater intensification of urban projects along with the effect of globalization to increase urban attractiveness and urban competitiveness. Globalization caused cities and city regions to begin to overtake countries, and they are trying to take the lead in the competition market with their projects. Remarkable areas taken from urban land uses have been equipped with communication and technological functions such as fairgrounds, world trade centres, congress centres and technology parks. Therefore, on different scales, urban projects, which are applied according to the development dynamics of the metropolitan city, have become the most important tools for the production of space.

Boria *et al.* [1997] classifies urban projects into three scales:

1. **Large scale projects:** These emerged within the strategic planning approach. They are mostly projected in areas under the effect of urban hinterland and its periphery. These multi-part projects need to be compatible with projects and dynamics in other areas of the city, give a driving force to its environment and to have a scenario related to future social, economic and cultural goals.
2. **Middle scale projects:** These projects take place in areas such as old ports, industrial areas and storage areas. The cities in which such projects take place are

those in which the centre is renewed, and new urban centres and development axes are created. Such projects can provide new centres in the city by strengthening existing infrastructure and increasing environmental quality. These projects should be compatible with other complementary projects. They need to provide high quality city image, services and social facilities. They need to involve social uses, and public and private funds and institutions.

3. **Small scale projects:** These projects usually take place in areas of the city that are easily accessible and have distinctive identities. They involve repurposing historic buildings as hotels, shopping malls or business centres. These projects, which have strategic values, integrate environmental qualities, strengthen the existing and developmental dynamics of the city and increase the value of the city. The interventions in Persembe Bazaar are middle scale urban projects.

The theme of “living in harbour cities” is important in the reconsideration of the coastal area, which consists of different cultural layers with important port heritage and is subject the framework of current requirements. In coastal areas, although different approaches are seen in the context of differentiated regional relations in transformation projects, topographical conditions, local city history and port heritage, relationship networks among stakeholders, governance structure and planning culture are all equally important [Schubert 2009]. Therefore, a new planning approach should be presented in the transformation projects to be carried out in areas with port heritage based on the theme of “living in harbour cities” [Erbil, Erbil 2001; Erbas 2014ab].

1. Definition of the study area

This study was based on the 14.01.2011 approved 1/5,000 scale Beyoglu Persembe Bazaar Urban Site Conservation Master Plan. The plan’s boundaries cover an area of approximately 8.36 hectares between the Unkapanı and Galata Bridges, Tersane Street and Halic shore. In the study area, there are many registered and unregistered monumental works and architectural structures such as the Galata Walls, Galata Bedesten, the Rustempasa and Yelkenciler Inns, Yahya Pasha Fountain, Yunus Dede’s Tomb, Ibrahim Pasha Mosque, Yelkenciler and Nisanca Mosques, Sokullu Mehmet Pasha Mosque and Azapkapı Fountain (Fig. 3).

2. Port heritage

Galata has been a settlement area since ancient times when it was known as Sykides and has had fortification walls since Constantine. Later in 1260, Mikhail VIII Palaiologos demolished these walls. The Genoese rebuilt them in 1303, but they were damaged in the fire of 1315, and the parts facing the sea were renovated. Between the



Figure 3. Build up Area in the Galata and Beyoglu before 1958

Source: [IBB 2008].

thirteenth and fifteenth centuries, the district began to become more prominent as a trade zone. According to various sources, the area was a settlement of trade colonies, a port and a trade hub in ancient times due to its location in a sheltered area, the Golden Horn [Müller-Wiener 1998] (Fig. 4).

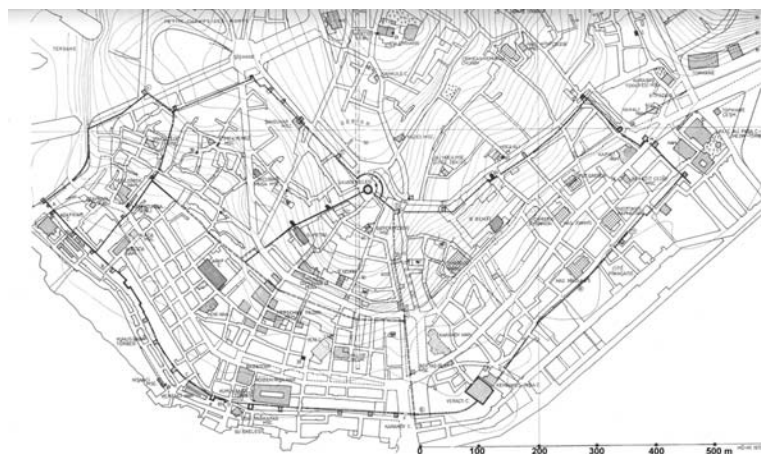


Figure 4. Galata City Walls and Historical Monuments

Source: [Müller-Wiener 1998].



Photo 1. Urban fabric and Persembe Bazaar waterfront in 19th century

Source: [Mihran 1890].

Like every port city, there are also trade buildings such as inns, warehouses, workplaces that repair and replenish ships, and places for entertainment and worship. In the Ottoman period, this function continued along with new constructions. Photo 1 shows Arapcami and its surroundings in the foreground and a busy harbour with sailboats in the background.

The fortifications damaged in the earthquake of 1509 lost their function in the following years and were largely destroyed due to houses and workshops built especially on the shore of the Golden Horn. Today, part of the city walls, of which very few remain today, exists in the planning area next to the Sokullu Mosque. The area also preserved its function and its pattern in the Republican Period with examples of monumental and civic architecture. Although examples of civic architecture and even monumental artifacts have been destroyed by recent expropriations, and the pattern of the area has been largely destroyed, the maritime commercial activity characteri-



Photo 2. Today's urban structure and Persembe Bazaar waterfront from Galata Tower

Source: [Erbaş 2013] (photo 2, 3).



Photo 3. Galata Bridge and public use

stic of its historical identity continues. It is the centre of Istanbul and even of Turkey with maritime sector businesses and merchants. However, these functions also cause some considerable problems in urban life (Photo 2).

The planning area between the Unkapanı and Galata Bridges, Tersane Road and the Golden Horn is an area where traces of the city walls and even traces of many important structures and buildings can and should be identified by scientific excavations (Photo 3).

3. District planning processes

The first large scale plan for the Istanbul Metropolitan Area was approved by the Ministry of Development and Housing on 29.07.1980. This plan was prepared for the analysis and evaluation of various problems that emerged and became insoluble in the vicinity of the Golden Horn. In this plan, the Golden Horn water basin's boundaries were delineated, and it was indicated that the problems of industrial pollution, water pollution, inappropriate construction and urban functions will be handled as a whole. The main goal of solving all the kinds of urban functions polluting the Golden Horn basin was accepted.

The 1/50,000 scale Metropolitan Area Master Plan was prepared in 1995 and approved by the Istanbul Metropolitan Municipality. The same principles were maintained in this plan, and both shores of the Golden Horn were planned as green areas. This plan was later cancelled by an administrative decision.

In the 1/100,000 scale Istanbul Metropolitan Plan prepared by the Istanbul Metropolitan Municipal Assembly in 2009, the Golden Horn and its surroundings were identified as "green zone."

Arrangements to open the shores of the Istanbul Metropolitan Area, to remove polluting businesses to clean up the Golden Horn, to remove polluting manufacturing

industries from the inner city were all made in the physical plan for the Golden Horn. The Istanbul Metropolitan Plan on the 1/50,000 scale was approved on 29.07.1980 by the Ministry of Public Works and Housing. It is the highest level plan for the main decisions in the vicinity of the Golden Horn. The 1/5,000 scale Golden Horn Regulation Master Plan approved by the Istanbul Metropolitan Municipality on 19.12.1985 with the enactment of Law Number 3194 was approved in accordance with the principles and purposes stated in the upper plan. This plan contains provisions for the registration of immovable cultural assets.

Removing the manufacturing industry on the shore of the Golden Horn by the Golden Horn Regulation Plan and removing the market hall, dry food facilities, small and large industrial facilities located on the Golden Horn coast from its central business district and placing them in areas appropriate for their functions in the metropolitan area and other arrangements were made for the cultural and recreational purposes of these shores in coordination with other institutions and since 1985, as directed by smaller scale plans.

Persembe Bazaar is where one of Istanbul's most significant problems arose. The city attempted to deal with it through various plan decisions and implementation tools before Persembe Bazaar was registered as conservation site. The basic quality of the plans made in this area was to remove the polluting industry facilities from

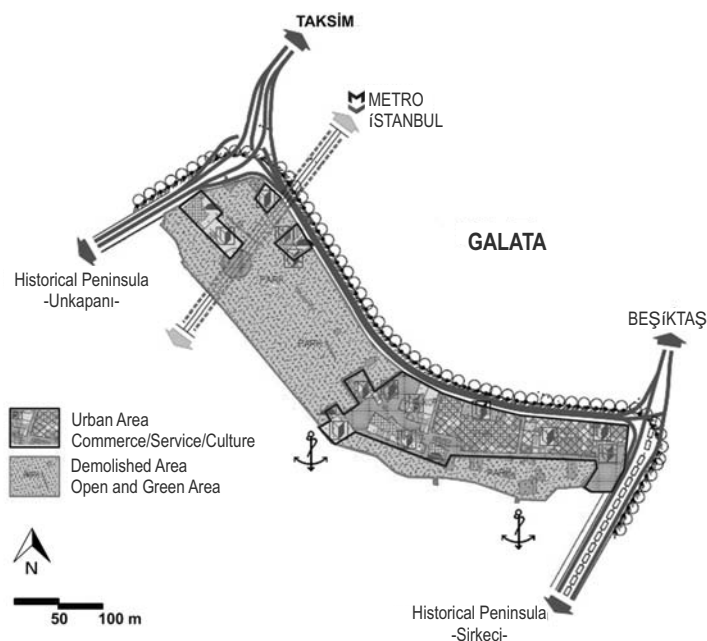


Figure 5. Beyoğlu Persembe Bazaar Urban Site Conservation Master Plan's Basic Decisions

Source: [Modified from *IBB* 2011].

the shore of the Golden Horn and the city centre, to open the shoreline to public use, and to rearrange the area's urban functions. These main policies made in large scale plans were implemented along with lower scale plan provisions. After the approval of declaration of Persembe Bazaar as an urban conservation site and the preparation of a conservation master plan, planning practices for the Persembe Bazaar Urban Conservation Site were included in Law Number 2863.

Persembe Bazaar was declared an urban conservation site by Istanbul Cultural and Natural Heritage Conservation Board Number 1 in decision number 3418, dated 05.02.1992. A significant part of Beyoglu District was declared an urban conservation site by the same body in decision number 232, dated 15.07.1993. Persembe Bazaar was also included in this urban conservation site (Fig. 5).

The 1/100,000 scale Metropolitan Plan puts forth the objectives, policies and main principles and solution strategies related to Istanbul's significant problems. The basic guidance criterion developed for the Golden Horn by the large scale plan is also valid for the master plan. Identifying Persembe Bazaar as an urban conservation site and the urban conservation master plan for the district will both develop its current urban identity and comply with the basic principles prescribed by the large scale plan. It has to cover the open coastal area development functions near the Golden Horn, which have been developed up to the plan by construction, by protecting the existing settlement pattern in the urban conservation site. The plan notes of the master plan should be developed in accordance with the principles in the large scale plan.

Determining and registering the cultural assets that need to be conserved in areas with various different cultures could take a long time. Information, findings and documents indicate that there are still unregistered or unrevealed assets in the area. The assets are noted on cadastral maps and in the plan report. The exact locations of registered assets and plan decisions to use and evaluate them and their functions are in the provisions of the master plan. Research has found a building stock consisting of civic and public structures and religious structures belonging to different periods in the Golden Horn. The buildings that have been separately registered for a long time and the declaration of the site as a conservation area are included in conservation plan. Proceedings based on large scale plan principles and the intervention proposals of Istanbul Metropolitan Area planning brought an end to the bad smell and view of the polluted Golden Horn shores and the threat to people's health. Today, there is no pollution from any industrial facility.

4. Analysis and evaluation of the area in the context of Conservation of Cultural and Natural Heritage Law Number 2863

Decision number 3227, dated 04.12.1991 by Istanbul Cultural and Natural Heritage Conservation Board Number 1 registered the Galata Walls, Galata Bedesten,

the Rüstempaşa and Yelkenciler Inns, Yahya Pasha Fountain, Yunus Dede Shrine, Ibrahim Pasha Mosque, fountains and shops, Yelkenciler and Nişanca Mosques, Sokullu Mehmet Pasha Mosque, Azapkapı Fountain, Koyun Baba Shrine, Nimetiye Inn, the remains of Turkish baths and examples of civic architecture. These structures were identified as cultural assets that need to be conserved. It also stated that cultural assets other than those on the list can be confirmed by the council. Since many structures need to be conserved in Galata, including Persembe Bazaar, the preparation of a regional scale conservation master plan was deemed appropriate in the decision. Decision number 2977, dated 22.10.2009 confirmed that Balıkpazarı Gate, Yagkapanı Gate, Kürkcü Gate and Bugulu Street Gate are to be conserved whenever circumstances allow by editing the 1/5,000 scale conservation master plan and its plan notes.

The Persembe Bazaar Conservation Master Plan made a regulation compatible with the planning policies and content maintained since 1980 for the Golden Horn district and seen in large scale plans. It was prepared with the approval of Persembe Bazaar Urban Conservation Site. Its goals are:

- Removing all functions that are inconsistent with the identity of Persembe Bazaar and designing more appropriate functions.
- Stopping Persembe Bazaar from becoming a slum.
- Determining the functions to be installed in the framework of the entire city and their boundaries and qualities in Persembe Bazaar.
- Preserving traditional urban fabric from the pressures of metropolitan area sub-regional development dynamics and the removal of functions damaging the valuable assets such as small industry, manufacturing and storage facilities in these areas, arrangement and improvement of the traditional fabric in the converted places.
- Conserving the initial functions of areas by emphasizing their historical heritage.
- Conserving the historical, cultural and architectural values inherited by Persembe Bazaar at a universal level and integrating lost monumental assets and important examples of civic architecture into the historical fabric.
- Removing constructions that are incompatible with visual unity of Persembe Bazaar.
- Revitalizing the green spaces of Persembe Bazaar and increasing landscape quality.
- Integrating different urban transport modes to support each other.

The decision in plan note II-b says:

“The parcels and the registered cultural assets included in those parcels will be used as social and cultural facilities open to public use in the framework of Laws number 2863, 3386 and 5226. The parcels that do not have any cultural assets in them will be used in accordance with the aim of expropriation”

The plan’s proposed policies in the plan are:

- Eliminating the causes of physical and social decline by doing analytical research, decentralizing and determining appropriate substitutes for the functions to be removed.
- Designing functions that are compatible with original functions instead of functions that are decentralized and exposed to functional change.

- Establishing spatial strategies to increase the quality of life in Persembe Bazaar and developing necessary institutional, administrative and financial facilities to ensure the sustainability of spatial interventions.
- Attracting investment by directing and registering investor organizations in the private sector, protecting functions and sustainability and promoting of Persembe Bazaar functions, space and quality of life.
- Developing urban projects for science, art and cultural centers and exhibition spaces at the level of international cultural tourism compatible with conservation and its functions, restoring ancient artifacts and rehabilitating lost artifacts, and establishing museums, research and cultural centers.
- Increasing the standards of visual life and ensuring the integrity of visual values and reducing construction density by constraining building that affects the urban fabric negatively.

Here are the planning principles of the conservation master plan as mentioned in the plan report:

- Protecting and conserving the existing historical fabric by creating authentic architecture and transforming the entire Persembe Bazaar.
- Taking care of traditional streets, buildings and parcel structure with contemporary urbanization and planning principles in building blocks where registered parcels are concentrated.
- Revitalizing lost assets in Persembe Bazaar, whose historical characteristics and significance is known and absence is felt in the protected urban fabric, by fulfilling general conservation principles, legal and practical requirements.
- Maintaining the urban fabric, created with civic architecture example structures in historical vicinity, and commercial functions, and to revive non-existent (lost) old heritage.

The plan report, as a continuation of formerly initiated plans and the process of expropriations, makes the following statements about open spaces, obtained as a result of developing parks and green spaces compatible with large scale plans.

Open and green areas

The expropriation that began with the Golden Horn Regulation Plan in the district continues. Most of the proposed areas in the plan along with the legend of parks and recreation areas are among Istanbul Metropolitan Municipality properties.

In these areas, playgrounds, viewing terraces, operation and maintenance units for parks and gardens (municipal administration units), recreational areas, fishing terraces, flower gardens, squares, pedestrian promenades, ornamental pools, sightseeing routes, demonstration squares, parks and green areas, open bird display areas, boathouses, exhibition areas can exist. On the other hand, it is also a planning decision not to include cafes, restaurants, tea gardens, indoor sports areas and single story indoor/underground car parking lots that do not exceed 50 square meters. Parks and

Table 1

**Beyoglu Persembe Bazaar Urban Site Conservation Master Plan
Land Use Decisions**

Land Use (Function)	Amount	Area (m ²)	Ratio (%)
Religious Facility (Mosque) Areas	4	2,413.11	2.89
Multi-Storey Car Parking Area	1	552.09	0.66
Underground Metro Station Area	1	1,097.72	1.31
Pedestrian – Square Area	-	9,126.92	10.92
Open and Green (Park) Areas	-	49,879.4	59.66
Socio-cultural Facility Area	13	11,143.58	13.33
Commercial-Culture-Service Areas	-	9,395.69	11.24
Total	19	83,608.51	100.0

Source: [IBB 2011].

recreation areas cover an area of approximately 50 hectares in the 1/5,000 scale plan and constitutes 60% of the entire planning area (Tab. 1).

The general plan's provisions are:

- This plan is inseparable from the plan provisions, the plan explanation report, and the Beyoglu Urban Site Cultural and Natural Assets Underground-Upper Inventory and its lists.
- Special project design will be processed in accordance with the statement of functional and physical integration stated in the second article of Conservation Council Decision Number 10976, dated 28.07.1999, which is defined in the first part of Conservation Council Decision Number 3418, dated 05.02.1992.
- After the approval of 1/1,000 scales conservation master plan, unless urban design projects within the entire planning area are not completed, the implementation cannot be done. The implementation stage starts along with the preparation of urban design projects by Istanbul Metropolitan Municipality, obtaining the necessary appropriation permit from the Conservation Regional Council of Culture and Natural Assets and approval from Istanbul Metropolitan Municipality. Implementation can be done in commercial, service and cultural areas until the urban design project is done provided that it will not be incompatible with the 1/1,000 scale conservation master plan and the appropriation decision by the conservation council.
- The social amenities, determined in this plan, the 1/1,000 scale conservation master plan and Law Number 3194, cannot be materialized unless they are transferred to public property.
- The additional social amenities that cannot be transferred to the plan due to the scale and the immovable properties which are expropriated as green areas and owned by public administrations will be displayed in 1/1,000 scale conservation master plans for the purpose of expropriation purpose. No precise measurements can be taken

from the plan, and the boundaries of social facility area will be ensured in 1/1,000 scale plans with sensitivity to the property-cadastral urban fabric.

- The plan notes' provisions are in accordance with the decisions of the upper plan.
- The fact that these sub-functions will take place in a district in commercial, service and cultural areas will be determined in urban practices on the scale of urban design projects.
- This plan cannot include hardware, installation, electricity, hardware and materials sales, manufacturing, exhibition and other similar functions.
- This area cannot include housing, manufacturing, warehousing and wholesale units.
- Regarding the parcels in this area for which expropriation procedures are completed before the plan's approval and the property rights are registered to Istanbul Metropolitan Municipality:
 - The parcels registered as cultural heritage by Laws Number 2863, 3386 and 5226 and the cultural assets on them will be used as social and cultural facilities open to public.
 - Parcels that do not have any cultural heritage, in accordance with expropriation purposes, will be used as parks or for the public interest.
 - Whether expropriation is ongoing or not, parcels with registered cultural assets under Laws Number 2863, 3386 and 5226 and the cultural assets on them will be used as social and cultural facilities open to public after completion of the expropriation.
- In this area, these functions shall take place instead of the existing old buildings on the parcels, including registered cultural assets for which expropriation was given up before plan approval by Laws Number 2863, 3386 and 5226 and for the parcels that do not have any old assets, providing that they do not include any construction that does not suit the authentic pattern of the existing fabric.

Plan targets and policies, statements in the plan report, the plan prepared with the technique of master plan making, drawings and presentations and plan notes changed the urban land use functions of Persembé Bazaar and replaced them with the functions of tourism and recreational use. In the Persembé Bazaar Urban Conservation Site Conservation Master Plan and its plan notes, the special meaning of the area felt by all of Istanbul and embedded in its urban identity and its synergy emerged with construction unity has not been preserved, and urban functional change is preferred.

In the framework of these explanations, it is necessary to make a statement about the principles on which the conservation master plans are to be prepared.

The execution of all zoning plans in the area is suspended in accordance with Article 17 of Law Number 2863, and the area was declared a conservation site by the Conservation Regional Board. If so, the plan decisions and notes of the 1/25,000 scale plan regarding the interaction area of the site are re-examined taking into account the conservation site status of the area and approved by the relevant administrations.

- Conservation master plans are drawn on the updated and approved cadastral maps.

- Conservation master plans should be prepared in relation with the area settlement, considering interaction and transition zones and including the entire conservation site area.
- Visions, goals, possibilities, tools and strategies should be prepared before the planning decisions are made with the participation of the relevant professional chambers, non-governmental organizations, relevant departments of universities, households in the conservation area and the active business owners and affected residents. At least two meetings will be held to discuss the creation of the strategies and their final form for submission to the conservation zone board after the draft plan has been established.
- Conservation master plans determine the areas where strict prohibitions should be applied in accordance with the law.
- The necessary studies on the historical environment, cultural and natural heritage, social, cultural, economic structure, technical infrastructure, social facilities, street pattern, property status, transport system, organization type and the like during the preparation of conservation master plan is associated with the entire city. In order to solve identified problems and to preserve the historical, cultural and natural environment in a liveable and sustainable manner, specific strategies are generated for the area.

The notations in the provisions of the Regulation on the Principles of Plan Making shall be followed in the preparation of conservation master plans. However, due to the detailed decisions involved and the different qualities of each area, plan-specific notations can be used.

In addition, the preparation of the conservation master plans for the urban conservation site and the report is regulated by its own regulation¹. Subjects such as design and implementation principles for construction regulations, density and the like in the plan demonstration and plan notes, implementation principles of the systems of transport, mobility and open spaces, principles of the stages and projects of conservation, rehabilitation and preserving the renewal program, project principles and procedures for urban design, landscape restoration, architecture and engineering and so on are detailed in plan report in written and drawn form.

The Perseme Bazaar Urban Conservation Site Master Plan is considered according to related regulation:

- The plan was prepared on a scale of 1/5,000 and when the cadastral state is expressed on this scale, it is difficult to express ownership-neighbour relations and their position on the plan in detail. For example, in a master plan on a scale of 1/5.000, 1 millimetre corresponds to a length of 5 meters.

¹ Implementing Regulation on Procedures and Principles of the Preparation, Demonstration, Implementation, Inspection and Creation of Environmental Regulation Plans and Conservation Master Plans (Official Gazette number 25887, dated 26.07.2005).

- The district is an area where small properties are concentrated in the city centre. It is also a district with many registered heritage assets due to its historical characteristics.
- Due to the area of the district, existing small properties and the concentration of the registered heritage assets, detailed information is needed in the preparation phase of the plan and its use. Although information sheets related to registered assets are presented in the annexes of the plan report, they cannot be followed in the plan.
- Conservation master plans are distinct from other master plans. For example, it is not obligatory to determine the cadastral map when making master plans. On the other hand, both the cadastral maps and property relations have to be determined in conservation plans. This requires a more detailed discussion of the scale.
- In the Persembe Bazaar Urban Conservation Site Master Plan, which was prepared on 1/5,000 scale, both cadastral and property relations cannot be expressed in detail.
- Therefore, it is significant for planning technique to prepare the conservation master plan on a 1/1,000 scale instead of the 1/5,000 master plan scale, and to show the registered structures, complete ownership boundaries, the usage decisions on the registered structures and the neighbouring parcels in detail. For these reasons, the Persembe Bazaar Urban Conservation Site Conservation Master Plan cannot be read and understood with sufficient sensitivity in terms of its capacity to build a high quality urban environment according to the needs of the modern city and the preservation of its historical environment.

5. Conclusions and findings

Based on the research on 1/5,000 scale conservation master plans, “*in addition to base maps, the strategies creating employment and added-value and enhancing the socio-economic structure of inhabitants and businesses in the conservation area, participatory management models by means of conservation and use, construction criteria and limitations, rehabilitation and renewal areas and projects, implementation stages and programs, open spaces, pedestrian mobility and vehicular transport, design principles for infrastructural facilities, densities and parcel designs, local ownership and criteria for financing implementation*” must be mentioned in the plan report.

Due to the nature of the conservation plan, the plan report should include the aspects specified in the regulation. A significant part of the current report is related to historical development, whereas the following issues should also be included, but are not (Tab. 2).

The analytical part of the report gives information related to the historical structure of the district. However, the information that contains the solutions for the problems of the current plan and the information required by regulation in the plan does not appear in the plan report as Table 2 shows. Only 3 of the 10 basic headings are specifically addressed in the plan report. It is necessary to completely fulfil the

Table 2

Beyoglu Persembe Bazaar Urban Site Conservation Master Plan Evaluation

Issues the conservation master plan should include (according to Law Number 2863)	Presence in the plan report	Evaluation
Strategies to improve the social and economic structure of businesses in the urban conservation site and to create added-value	They are not in the report, which merely proposed to remove these functions	-
Principles of conservation	Not in the report	-
Principles of use	Briefly mentioned on pages 107-108 of the report	+/-
Construction boundaries	The assessments in the report are not sufficient. For example, it is not specified how a commercial area, which is proprietary and still selling hardware materials, should be conserved. The requirements for the physical situation are also unclear	+/-
Rehabilitation	Not in the report	-
Renewal area and projects	Not in the report. Urban renewal sites are determined by the Council of Ministers. Therefore, the renewal sites and projects should also be explained in the report	-
Implementation stages and projects	They are not in the report	-
Financing the implementation	Not in the report	-
Participative administration model	Not in the report	-
Goals, objectives, strategies, planning decisions	They are on pages 105-106 of the report	+

Source: [Adapted from *IBB* 2011 by Author].

conditions stipulated in the regulation for the preparation of the conservation master plan and the preparation of the plan at the approval stage. On such an important shoreline with a historical port heritage, the requirements for the balance of conservation and use have not been fulfilled, and new functions have been proposed that are disconnected from its sense of place due to the pressure of capital.

It appears that the plan does not contain provisions that would protect the urban fabric of the district and its original mode of use, since it was arranged in accordance with the procedures and provisions of the preparation, indication, implementation, control and editing of a conservation master plan and environment regulation pro-

jects. As described in the middle-sized urban projects section, projects in urban areas such as an old ports, industrial areas and storage areas require the strengthening existing infrastructure, increasing environmental and urban quality, bringing new centres into the city, being compatible and complementary with other projects, social uses, encouraging public and private funds and related institutions. These requirements are not included in the Persepolis Bazaar Urban Conservation Site Master Plan.

There are still various different land use decisions for the urban conservation site. It was proposed to change the functions of the existing traditional two-story commercial areas to add the previously mentioned tourism structures and high-rise buildings which developed outside the plan over time. The current use and commercial relations in the urban conservation site have been changed, and the existing commercial use has been banned by plan decisions.

According to contemporary conservation principles, the removal of building blocks around registered structures and opening the surroundings of registered structures, are not suitable approaches. The civic architecture, which is currently used in the same area as the conserved structures, forms an urban fabric. Its buildings have different uses, scales and construction techniques. However, this reflects and symbolizes the lifestyle of the urban conservation site. It is necessary to preserve building block dimensions and parcel boundaries around the registered structures in the conservation plan. Voids in the building blocks and irregular geometry are characteristic of the planned area. Preserving only registered structures and protected areas by isolating them from their surroundings as if they were museum objects by removing structures around them and making green areas is incompatible with the scientific principles of conservation and the objectives of conservation master plans.

Conservation principles are mentioned in the “Charter for The Conservation of Historic Towns and Urban Areas” accepted by developed western countries [ICOMOS, 1987]. These principles are:

1. In order to be most effective, the conservation of historic towns and other historic urban areas should be an integral part of coherent policies of economic and social development and of urban and regional planning at every level.
2. Qualities to be preserved include the historic character of the town or urban area and all those material and spiritual elements that express this character, especially:
 - a) Urban patterns as defined by lots and streets;
 - b) Relationships between buildings and green and open spaces;
 - c) The formal appearance, interior and exterior, of buildings as defined by scale, size, style, construction, materials, colour and decoration;
 - d) The relationship between the town or urban area and its surrounding setting, both natural and man-made, and
 - e) The various functions that the town or urban area has acquired over time.
3. Any threat to these qualities would compromise the authenticity of the historic town or urban area.

These explanations prove that contemporary urban conservation approaches and principles have not been observed by the Beyoglu Persembe Bazaar Urban Site Conservation Master Plan and Plan Report.

- It is not compatible with the regulation on procedures and principles of conservation master plan and environment regulation project preparation, indication, implementation, control and editing.
- In terms of planning technique, the required detail and attention have not been given to property relations in the area, historical reference points and traces, registered structures, 1/5,000 scale master plan technique for historical and cultural buildings, and the current interventions are not compatible with conservation plan principles and techniques.
- Preserving registered structures by isolating them from the open and green pattern in which they exist is not compatible with the principles of conservation.
- The existing condition is not compatible with urbanization principles, methods and techniques of plan making since urban-local synergy is not what it used to be in Persembe Bazaar.
- Along with the conservation master plan, it is not compatible with conservation-purpose planning principles to preserve only the registered structures and to define the places as parking areas by removing the structures in their surroundings, namely to change the basic function which has the historical depth.

It is fundamental to have functional integrity in conservation plans and to maintain the current businesses and purpose of use. Persembe Bazaar's port heritage constitutes a synergy together with the accumulation of experience over the years. Persembe Bazaar's shops and commercial units unique to the district are why it is called a bazaar. A related service sector is concentrated in the district. The district has become a special area where these services and trade are offered. This meaning and function should be preserved holistically, while taking historical reference points into account. It is anticipated that such an important port heritage site will not only be addressed with touristic functions, but will also emphasize more local features for its residents, the local businesses and the city's own daily use.

Conservation of the port heritage is one of the important topics of the waterfront renewal projects. The port heritage issue, until recently, was mostly handled with industrial heritage. According to the landscape character of the area in which it is located, there are strong linkages between the port heritage and the industrial heritage [AIVP 2015]. On the other hand, cultural heritage sites and port heritage areas also have important relationships. Considering the relations between the port-city interface, it is seen that important socio-economic and spatial transformations are concentrated in these areas [Erbaş 2014b]. Waterfront projects involving port heritage are becoming increasingly more prominent issue in the international agenda. For example, the Port of Antwerp received the "ESPO Award 2013" award from The European Sea Ports Organization (ESPO), under the theme about "heritage". Within

this award, the theme of “port heritage” is as follows; “Port heritage is more than just a piece of history to be conserved; more importantly it has to be integrated into the day-to-day life of the city and its citizens” [ESPO 2013].

Despite these developments, the critiques on the projects in Istanbul Halic area are generally directed towards the conservation of industrial heritage. However, the Golden Horn is an important site of Istanbul with its port heritage. It mainly reflects the historical traces belonging to the Eastern Roman, Venetian, Genoese and Ottoman port heritage. In fact, Galata-Persembé Bazaar Waterfront is a part of this port heritage. Therefore, the Galata-Persembé Bazaar Waterfront should be integrated as a part of the city’s daily life, protected as a part of the port heritage in Istanbul. In different port cities, there are various action plans to protect the port heritage. These action plans include preservation of tangible cultural heritage, such as reuse of architectural heritage, as well as programs to protect intangible maritime heritage. Unfortunately, there are few studies on the conservation of the port heritage in Istanbul. However, in Istanbul, which has a multi-layered urban texture, the conservation of the port heritage must become an important planning issue.

Mixed-use urban functions are important in protecting port heritage. The housing function should not be forgotten, especially when planning the port-city interface. The residential function will be a suitable choice for the protection of the port heritage and for the future of urban development. There is a significant relationship between increasing the quality of life and allowing housing to function in waterfront areas. But there is no housing planned in Galata-Persembé Bazaar Waterfront Conservation Site. On the contrary, traditional activities are being pushed away to give a place for the globalised structures for the leisure and tourism.

In Istanbul, less importance is attached to master plans regarding the conservation of cultural heritage. Even if the master plans are aimed at conservation, it is not enough to pass on the port heritage to future generations. For this reason, new planning tools are needed for the conservation of port heritage within the context of city and port relation.

As a result, these innovative and creative planning tools are, should be developing within the context of participatory urban projects that integrate the port heritage into the day-to-day life of the city and its citizens.

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