

# A NEW ISPARTAKULE



## THE SITE AREA

The site area **ISPARTAKULE** is located in the western periphery of Istanbul, its an area where two actors are present Toki a Turkish goverment entity that builds mass housing projects of poor quality, and the gecekondu people: People that built their houses in an abusive way and now live in small improvised ubran fabrics composed by many abusive houses, that lack the services a normal city has.

The goal of the project is to provide an economical housing proposal that does not lack the services of a city but also overcomes the scarcity of quality of the Toki approach of planning.

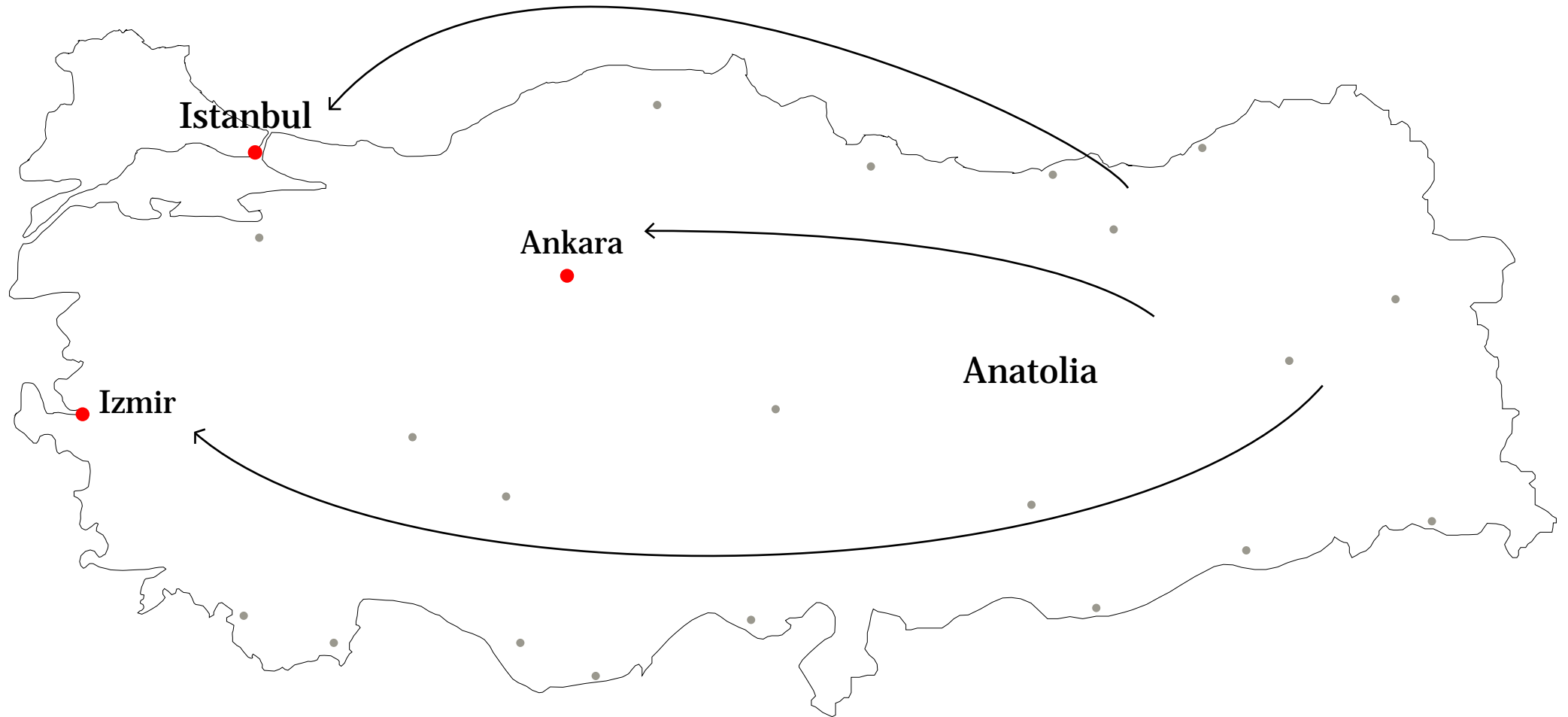
STUDENT : ALEXANDROS OIKONOMOY 770145  
RELATOR : OLIVIERO GODI

For the session of 23 of April 2013

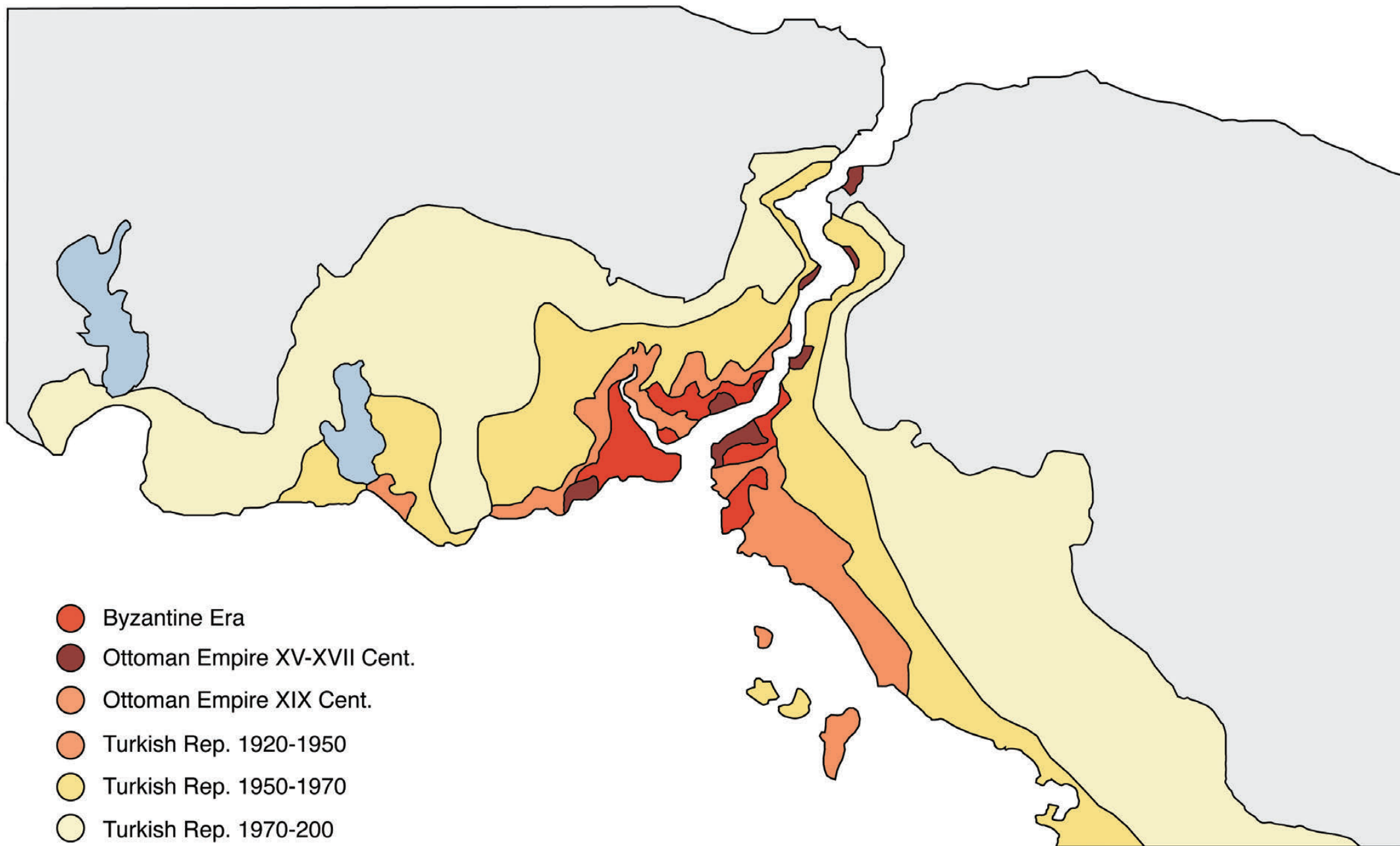
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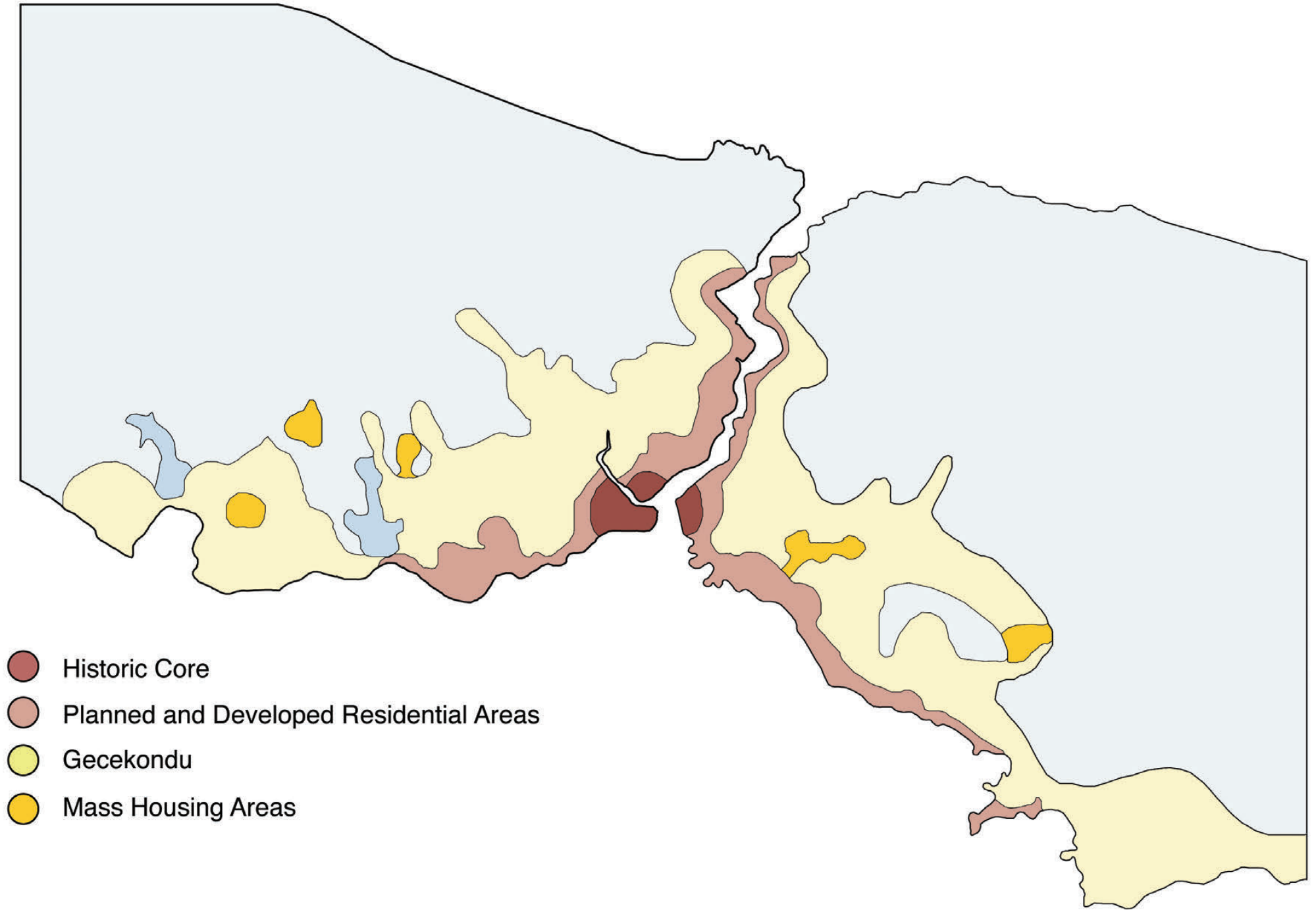
*Internal migration movements*



# *Istanbul expansion Map*



# Settlements Map



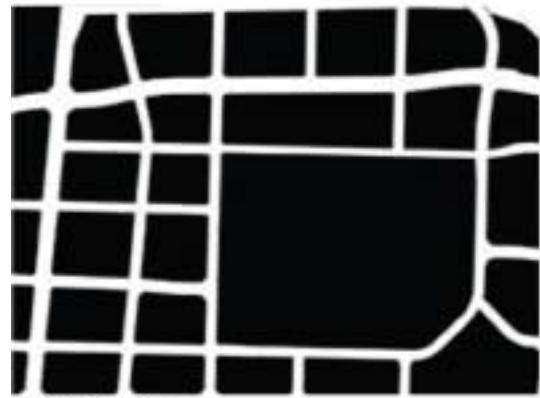
A places and spaces thought in order to satisfy the needs instead of just hosting the new metropolitan inhabitants.



The inhabitants instead, declare an unconscious distance with the urban background, where the relations of user-space are difficult to be defined, an impractical correspondance of spaces and actions.

Turkey is a country of strong traditions and posses a uniuque cultural matrix, though is obsessed with the economical and social progress, suffers from a poor civil urbanity, that will be hard to fix in the future.

The TOKI neighborhoods in their intermediate phase of construction, with their nude structures, they reflect a monotony and almost random seriality not explainable by the final configuration of their masterplan, but they create a catalogue of uniform spaces that don't integrate, and at the same time a possible neutral canvas for the future family stories of their inhabitants.



Mississauga



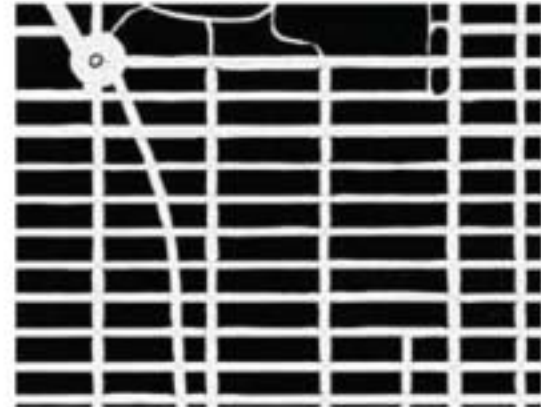
Barcelona



Copenhagen



London



New York



Paris



Rome



San Francisco



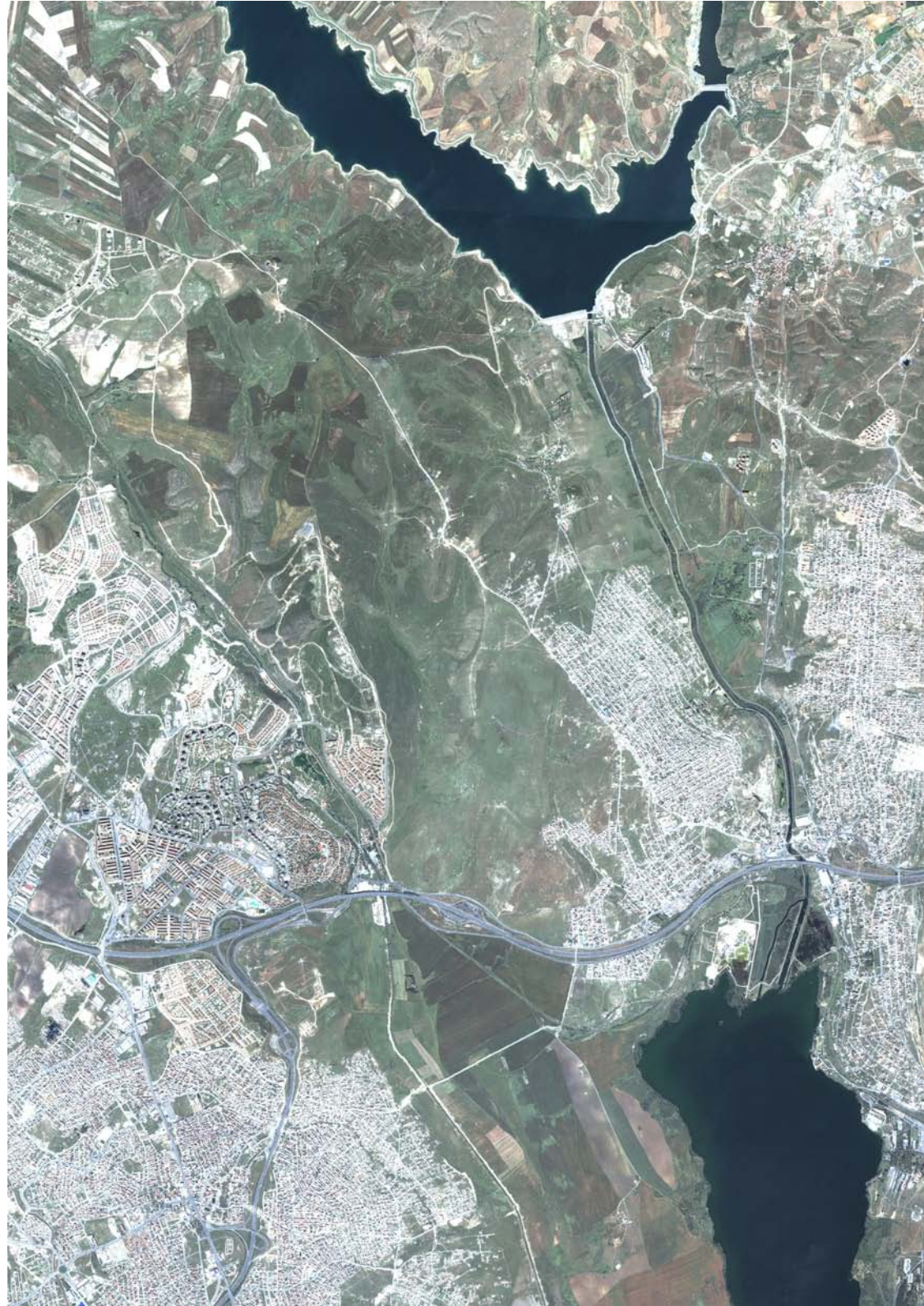
Toronto



From the historical model of the Gecekondu neighborhoods-informa structures- that are stratified temporary contributing to a redefinition of a constructed horizon that is fragmented and infinite.

In the nebulous Istanbul periphery, Toki neighborhoods arise. New public neighborhoods that surpass the inefficiency, but balanced historical residential matrix, but are a fruit of an imaginary modern city, a soap opera stereotype neighborhood (of the society of the spectacle)

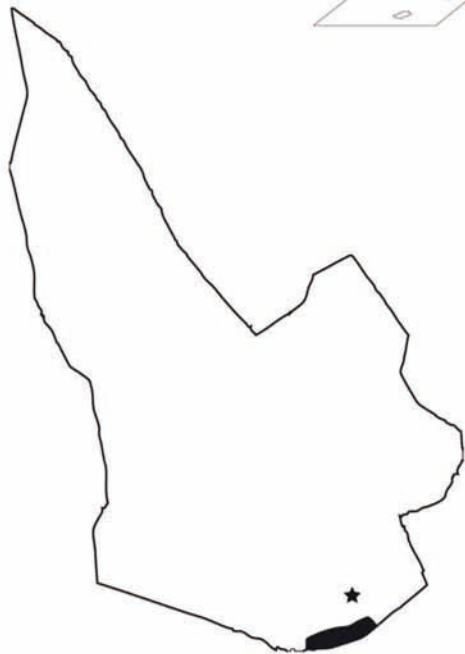
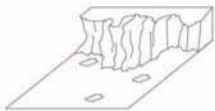
Places and spaces that don't escape the privatization dynamics, gated communities, isolated neighborhoods, a fruit of a commissioner's dream capable of attracting middle/upper class citizens in a paradise of artificial safety and inevitable solitude







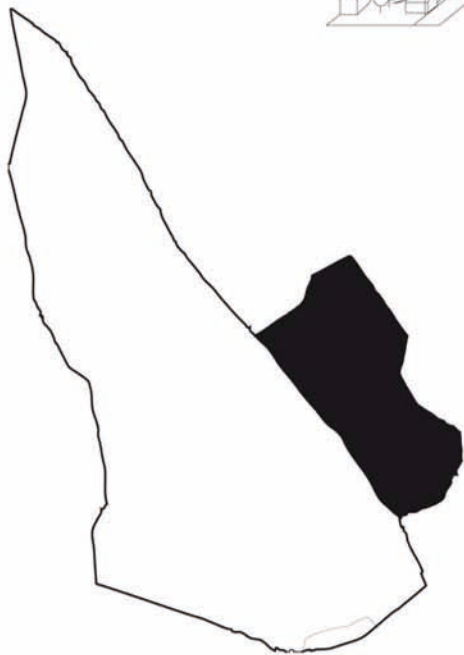
Photographs from *"Istanbul New Stories"* by Paola de Pietri



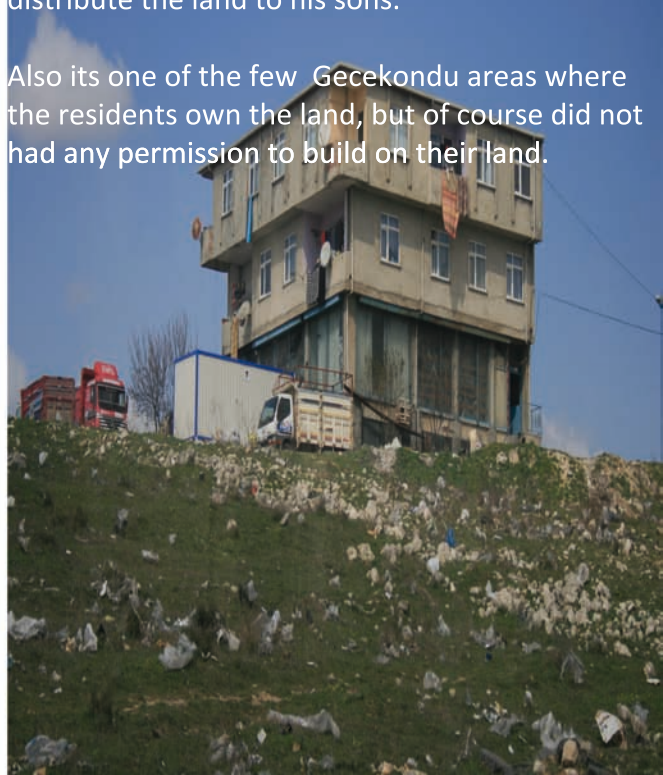
Ispartakule was inhabited since paleolithic times (VI a.d. earliest findings)  
It was known as sparadon in the Byzantine and Roman Era.  
Evidence of the earliest human occupation, exist on the cave of Yarimburgaz.



The Sehnitepe village is a rare case of Gecekondu urban fabric. Its rectangular block subdivision is due the owner of the land, that did so in order to distribute the land to his sons.



Also its one of the few Gecekondu areas where the residents own the land, but of course did not had any permission to build on their land.





The Tahtakale Sehintepe village is a Gecekonu that started since 1980.



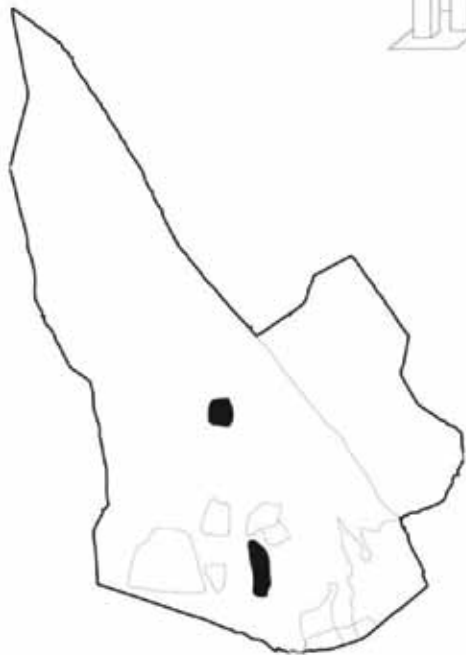
According to the mass housing administration  
the first, high density buildings have been finished  
by 7/12/07



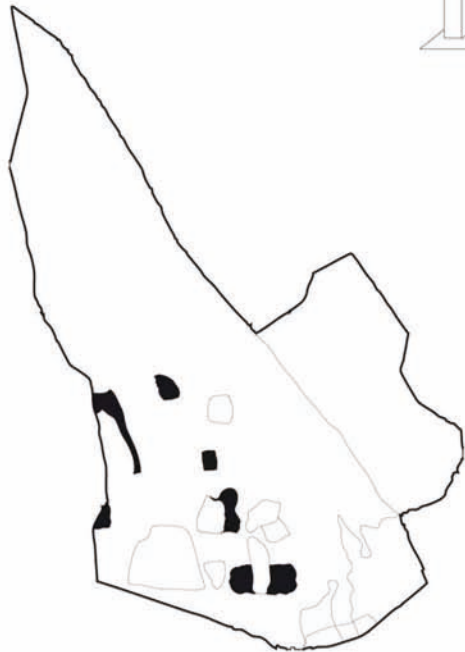
Mass housing by TOKI completed in 2009



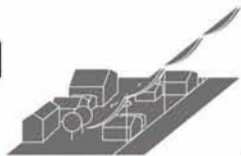
Mass housing completed in 2010

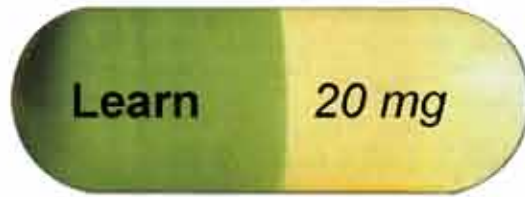


TOKI buildings in phase of construction in 2012.









Every citizen  
Is a consumer  
of  
**EXPERIENCES**

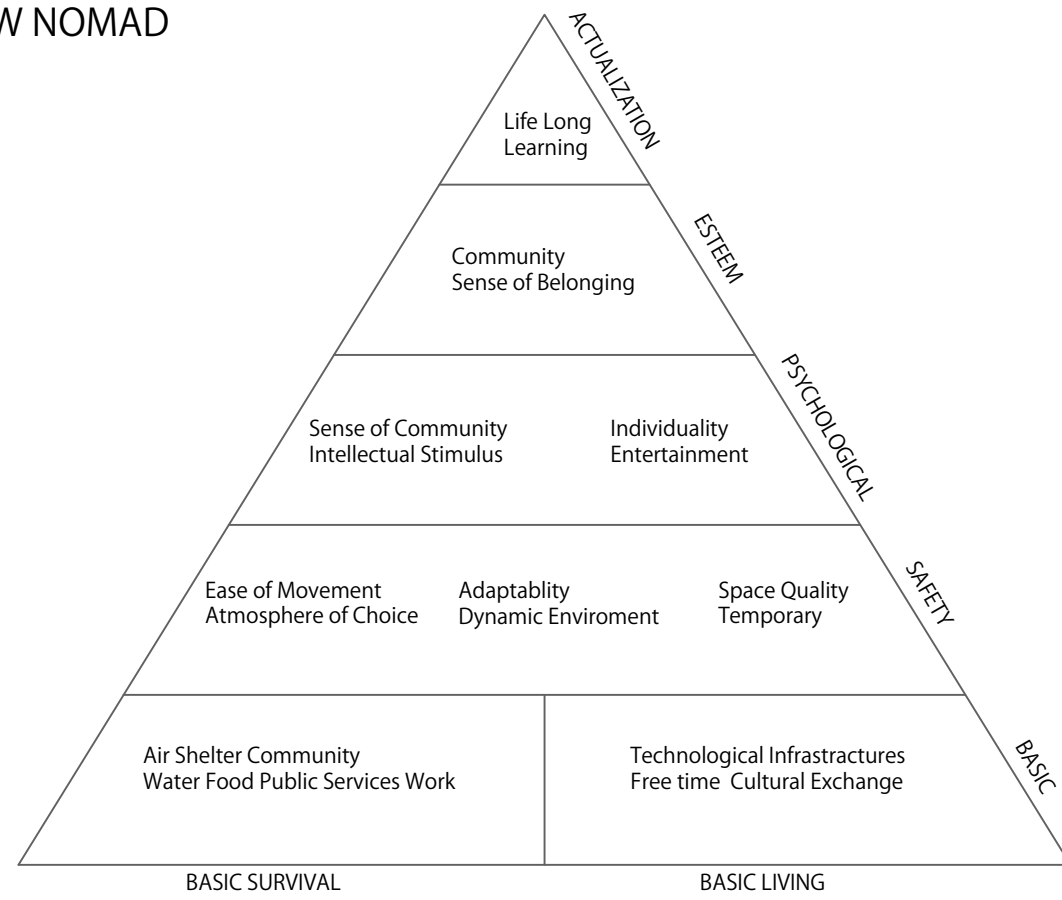
**NEW IMMIGRANTS**

**OLD IMMIGRANTS**

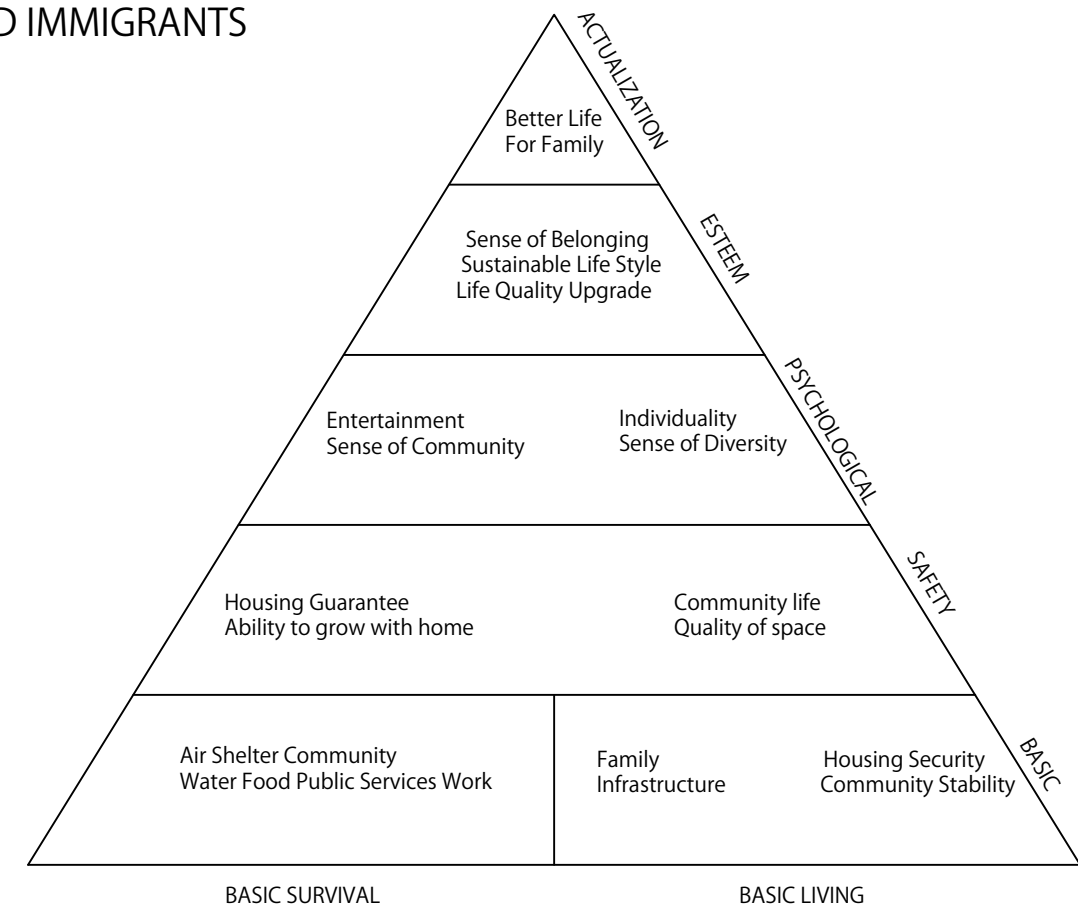
**NEW NOMADS**

**MIDDLE CLASS  
TURKISH**

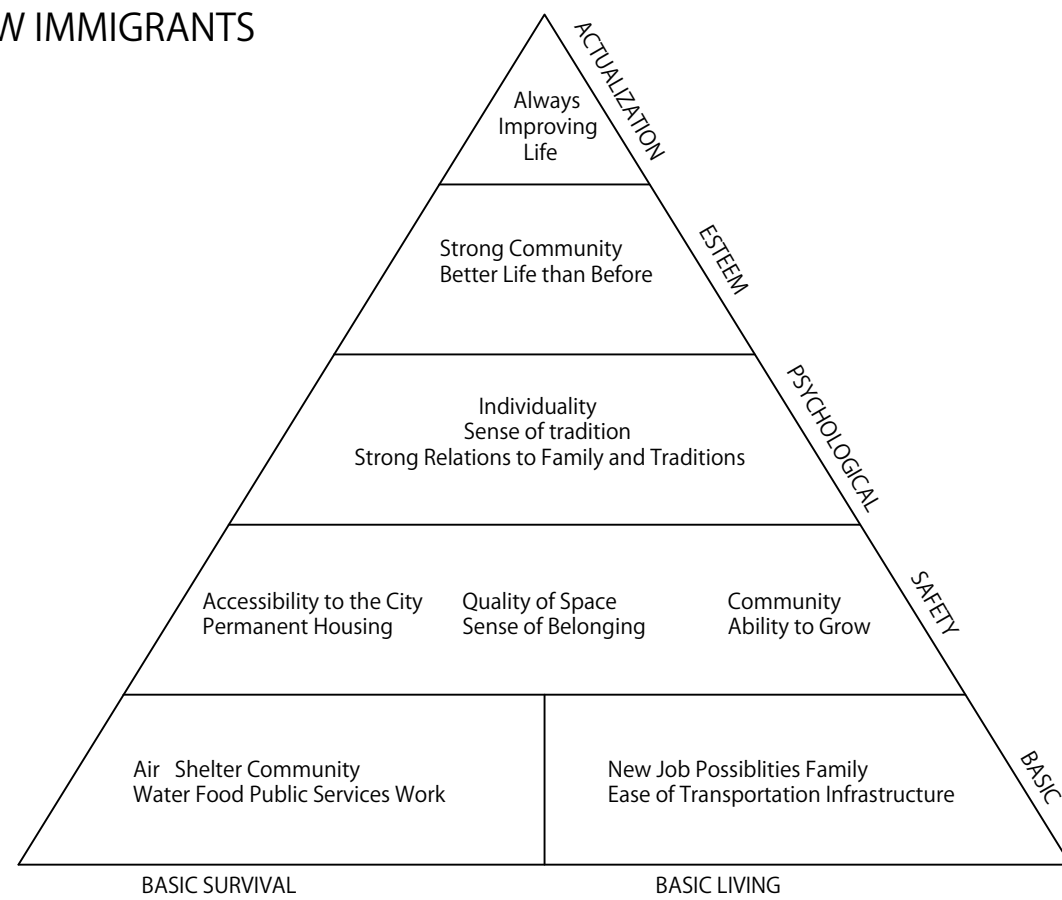
### NEW NOMAD



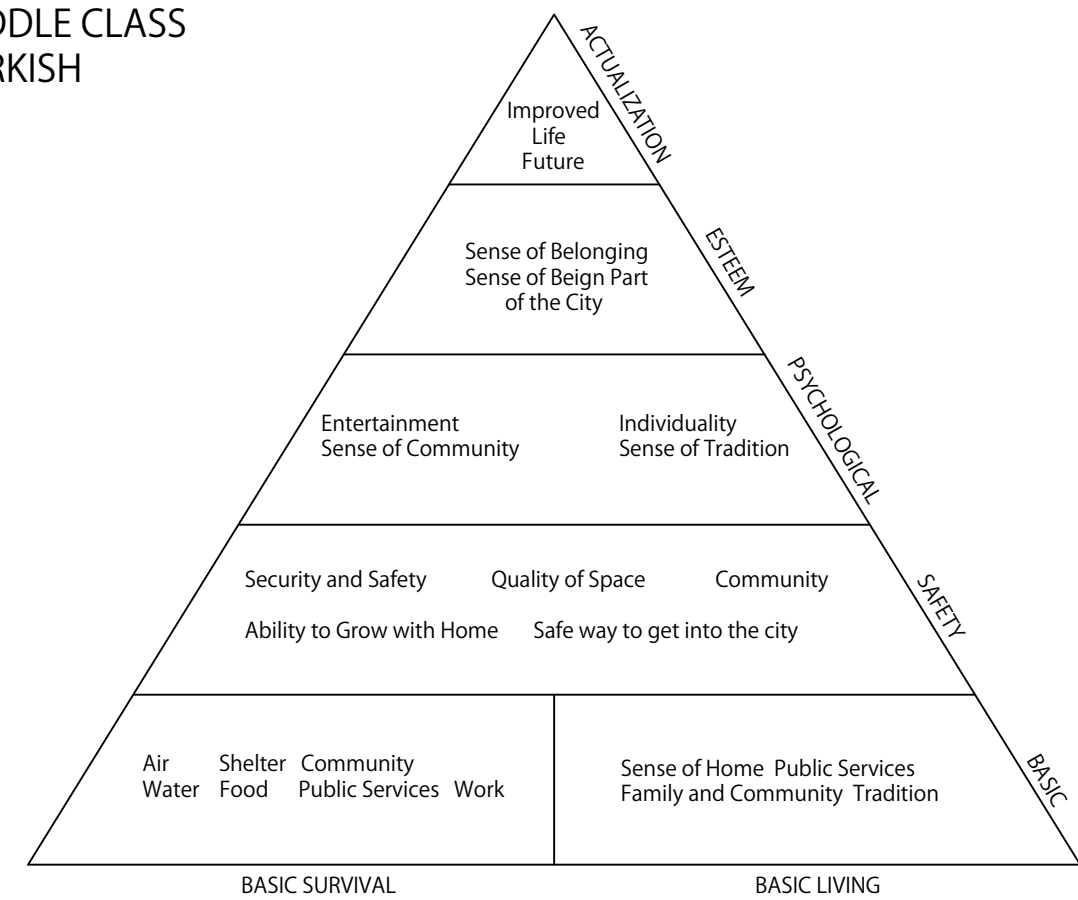
### OLD IMMIGRANTS



### NEW IMMIGRANTS



### MIDDLE CLASS TURKISH



PRIORITIES

	BASIC NEEDS							SECURITY						BELONGING AND LOVE				ESTEEM			SELF ACTUALIZATION					
	Shelter	Technology	Free Time	Family	Community	Public Services	Infrastructure	Tradition	Stability	Adaptability	Space quality	Temporary	Access to City	Ability to Grow	Available Space	Sense of Belong	Cooperation	Blend Cultures	Sense of Tradition	Individuality	Sustainable Life	Istanbul Community	Role in Society	Life Long Learning	Better Family Life	Improved Life
NEW NOMADS	●	●	●		●	●	●			●	●	●			●	●	●		●	●		●	●		●	
OLD IMMIGRANTS	●			●	●	●	●	●	●		●		●	●		●	●	●	●	●		●		●	●	
NEW IMMIGRANTS	●			●	●	●	●	●	●		●		●	●		●	●	●	●	●		●		●	●	
MIDDLE CLASS	●	●		●	●	●			●		●		●			●	●	●		●	●	●	●	●	●	

- - - In Terms of Space  
- - - In Terms of Infrastructure  
- - - In Terms of Community

## Specified proposed services

### Cultural

Art galleries

Workshop spaces

Museum

Outdoor art

### Entertainment

Cinema

Bar/Coffee shop

Theater

Nightclubs

Tea house

Hamam

### Food

Restaurants

Mini markets

Outdoor markets

Super markets

### Services

Bank

Hospital

Veterinary

Kindergarden

Dry cleanering

### Green space

Parks

Private green space

### Civic

Librariy

City hall

Kindergarden

Preschool

Primary school

Middle / high school

### Community space

E governance centres

Community centres

### Retail

Shopping centre

General goods shops

Clothing

### Transit

Parking spots

Bike sharing  
stations

Bike lanes

Shuttle bus

Bus stations

### Physical recreation

Indoor pool

Sport fields

School facilities

Playgrounds

Sport clubs

### Public spaces

Squares

Courtyards

Public furniture

Promenades

Arcades

## COMMERCIAL

retail

Entertainment

Food

Services

Transit

## CITY SCALE

Shopping mall, clothing store

Cinema, nightclubs, theater

Grocery store

Post office, hospital, police station

Bus station, shuttle bus

## MAIN ROAD

Small shops

Hamam

Restaurants, Pub/ Bar, Outdoor markets

Business Center, Bank

Taxi stand, Parking lot, bicycle lanes

## SEMI PUBLIC RD

Bookstore, ground floor retail

Cafe

Market, mini markets

Hair Salon, Day care, Dry Cleaner

Parking spot, bike sharing

## RESIDENTIAL RD

Newsstands

Tea house

Cafe

Laundry

Bus stop, Parking spot

## INDOOR

Civic

Community space

Physical recreation

Cultural

City hall, middle/high school

Primary school, community libraries

kindergarden

Preschool

Community centres, e governance centres

Swimming pool, school facilities

Sports field

Playground

Theater, Museum

Places of workshop

exhibition spaces

Public art

## OUTDOOR

Green spaces

Hardscape

Municipal park system

Lesser parks

Gardens, Green roofs

Street vegetation

Promendes

Squares

Courtyards, walkways

Urban furniture, arcades.

# THE UBRAN PLAN OF TOKI

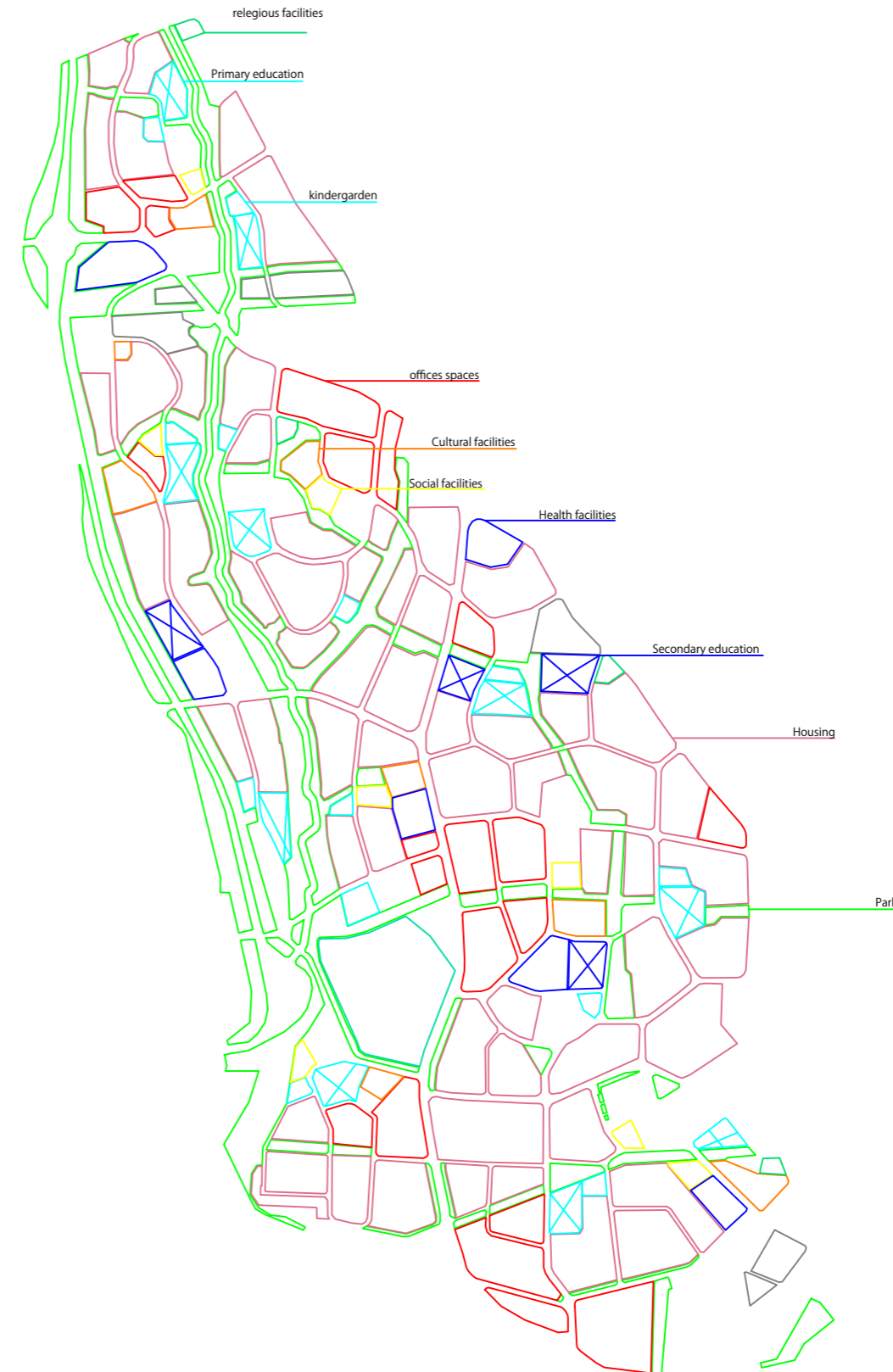
Total area : 9.238.256 m<sup>2</sup> =923.8 hectares

Total housing area: 2.833.550 m<sup>2</sup> = 283.355 hectares

Total population= 300-600 people per hectare circa 170.013 people

## GOVERNMENT REGULATIONS AND THE TOKY MASTERPLAN

	REQUIRMENT	TOKI
Kindergarden (1 m <sup>2</sup> per person)	170.013 m <sup>2</sup>	78.762 m <sup>2</sup>
Primary school (4.5 m <sup>2</sup> per person)	765.058 m <sup>2</sup>	275.460 m <sup>2</sup>
Middle/High school (3 m <sup>2</sup> per person)	510,039 m <sup>2</sup>	910.303 m <sup>2</sup>
Green areas (10 m <sup>2</sup> per person)	1.700.130 m <sup>2</sup>	235.149 m <sup>2</sup>
Health facilities (4 m <sup>2</sup> per person)	680.052 m <sup>2</sup>	235,149 m <sup>2</sup>
Cultural facilities (2.5 m <sup>2</sup> per person)	425,032 m <sup>2</sup>	153,164 m <sup>2</sup>
Social facitilites (1.5 m <sup>2</sup> per person)	255.019 m <sup>2</sup>	79.142 m <sup>2</sup>
Public community (4 m <sup>2</sup> per person)	68.005 m <sup>2</sup>	0 m <sup>2</sup>
Religious facilities (5 m <sup>2</sup> per person)	85.006 m <sup>2</sup>	38.887 m <sup>2</sup>
Governerment facilities (5 m <sup>2</sup> per person)	850.065 m <sup>2</sup>	0 m <sup>2</sup>
Technical infrastructure (4 m <sup>2</sup> per person)	680.052 m <sup>2</sup>	241.202

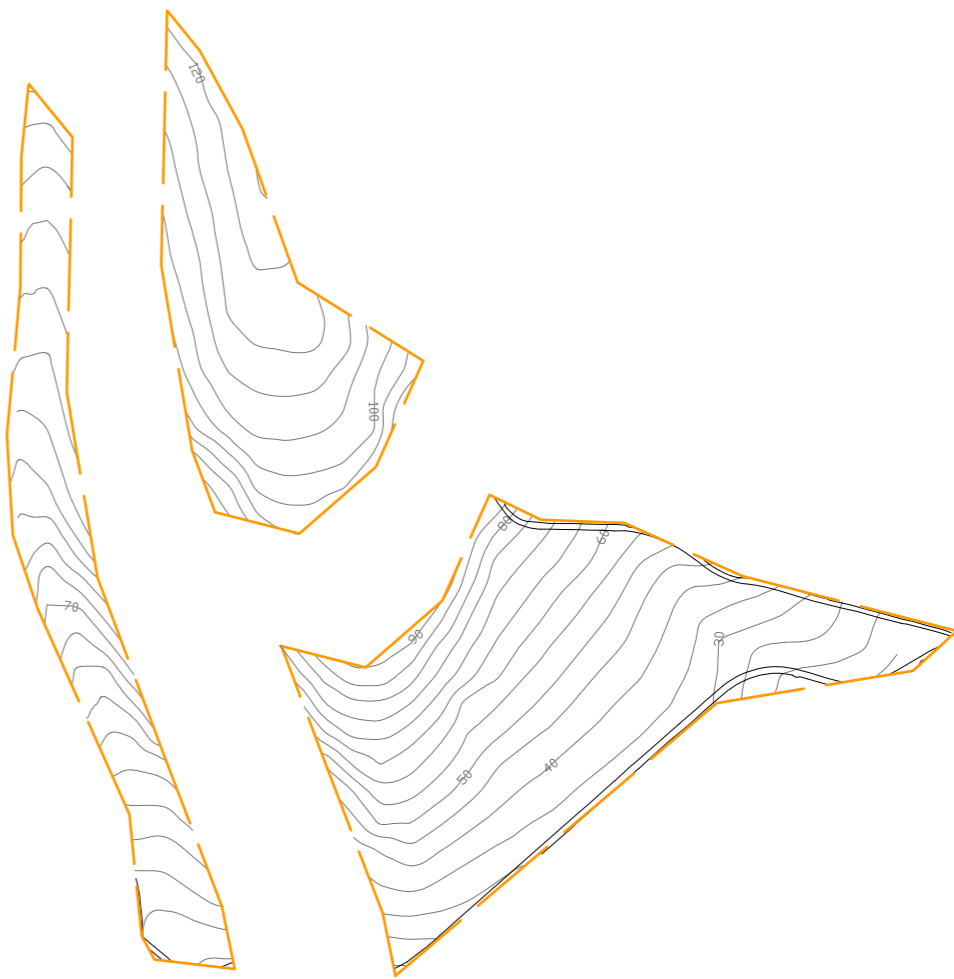
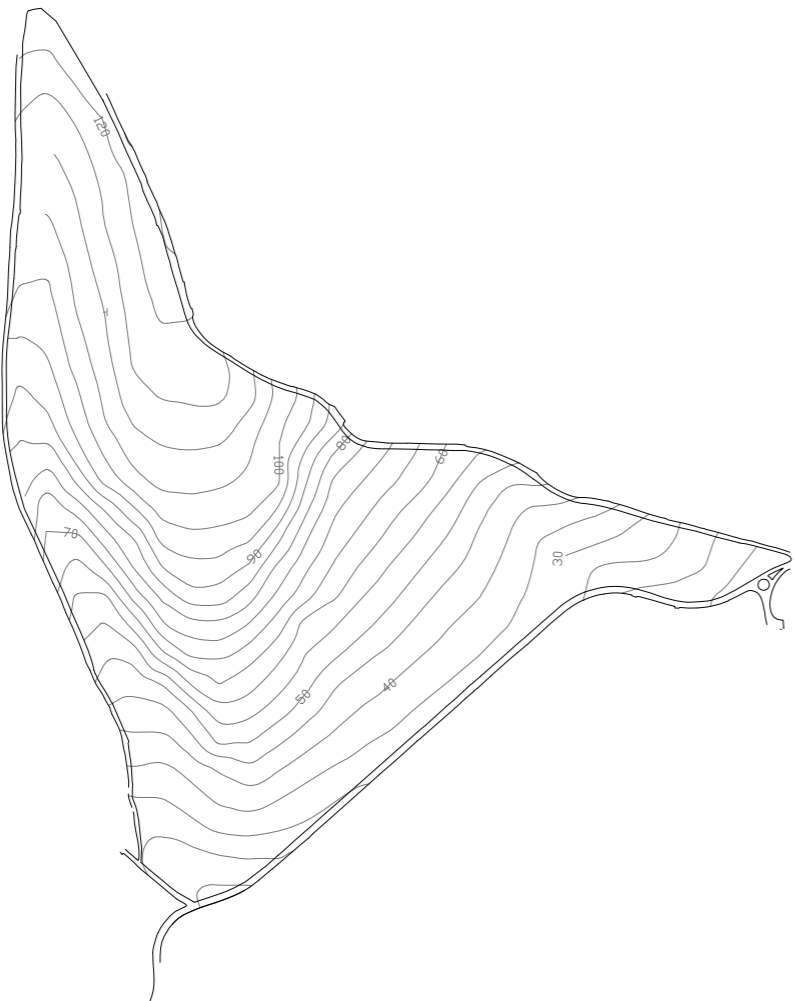


500 m

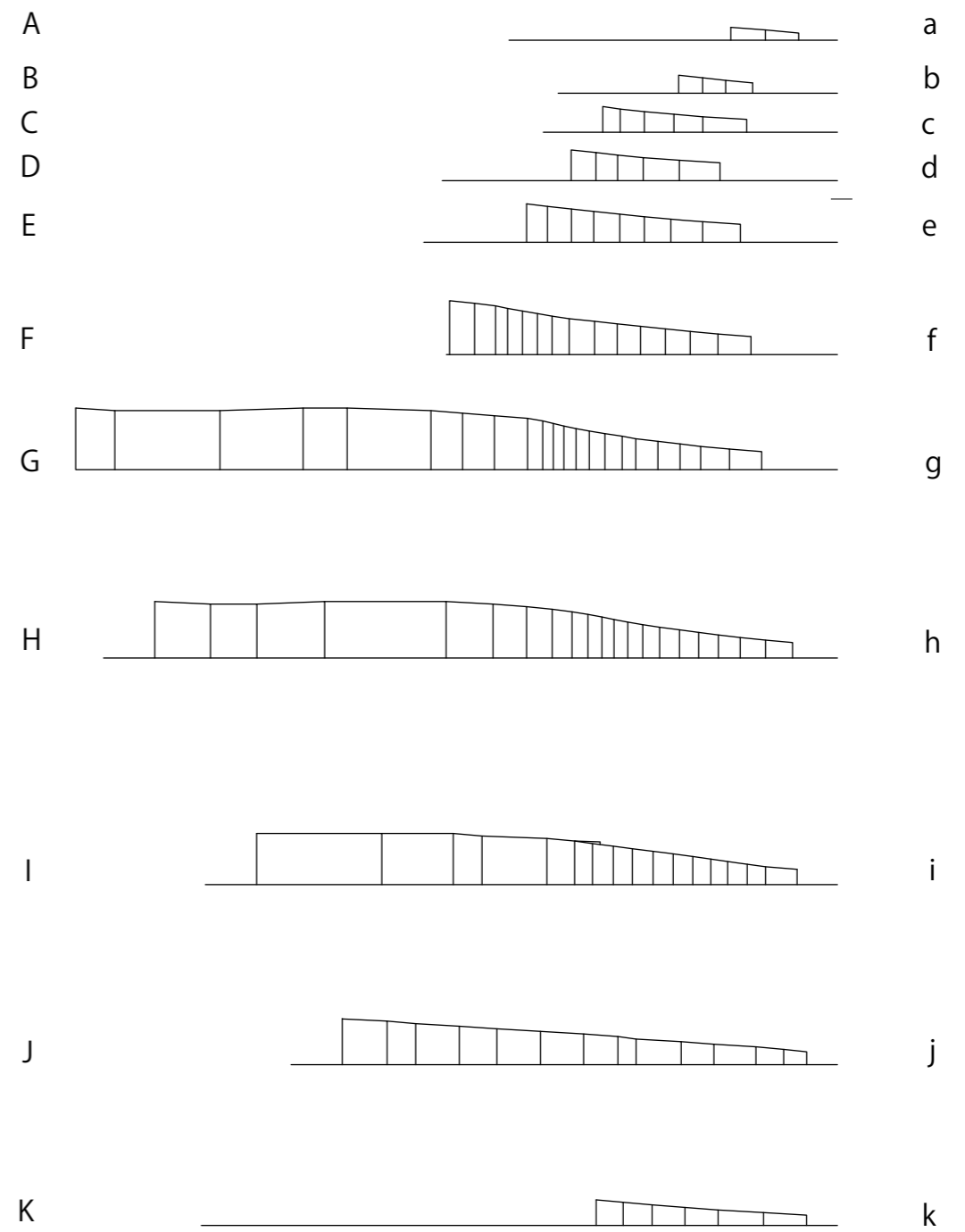
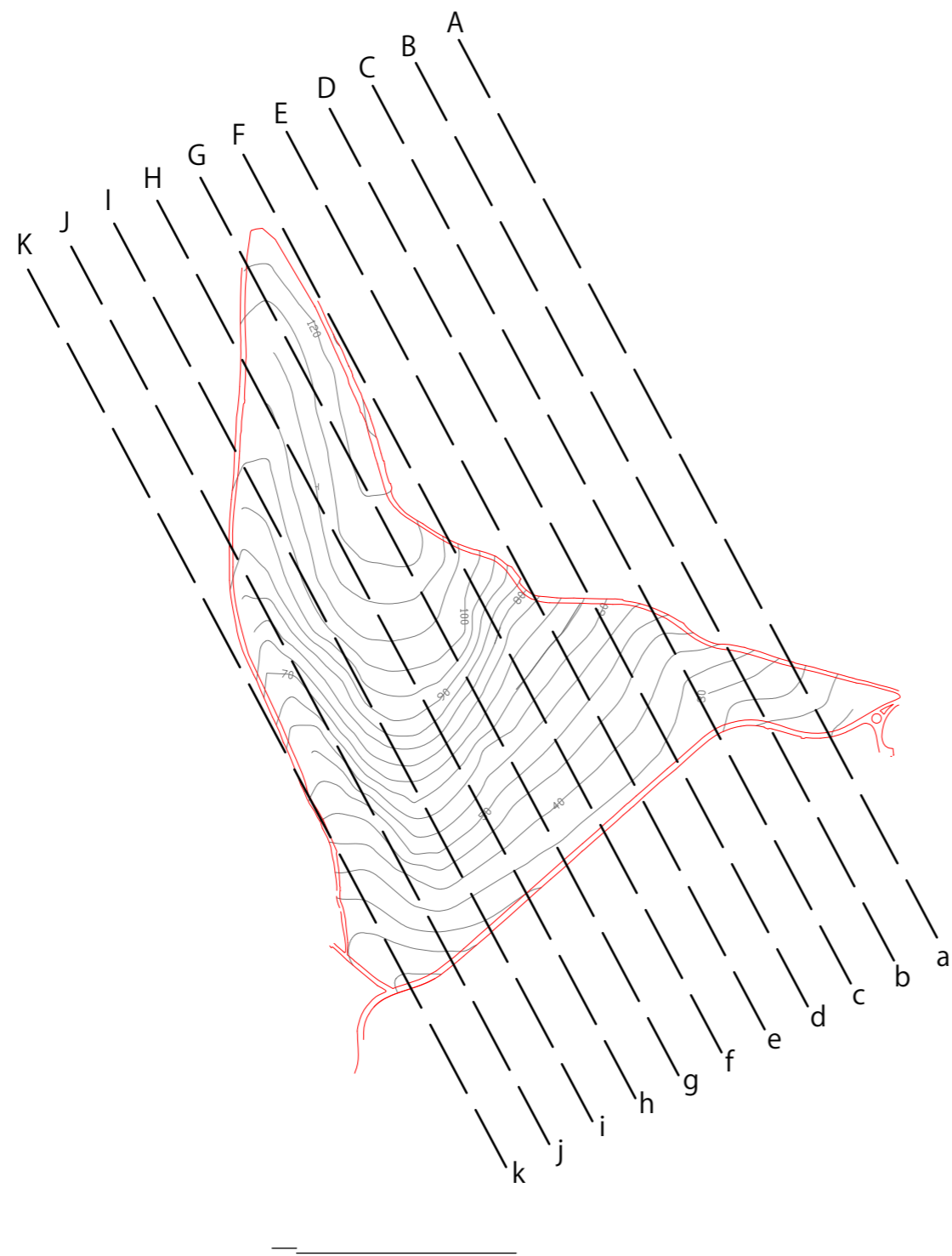


# OROGRAPHY

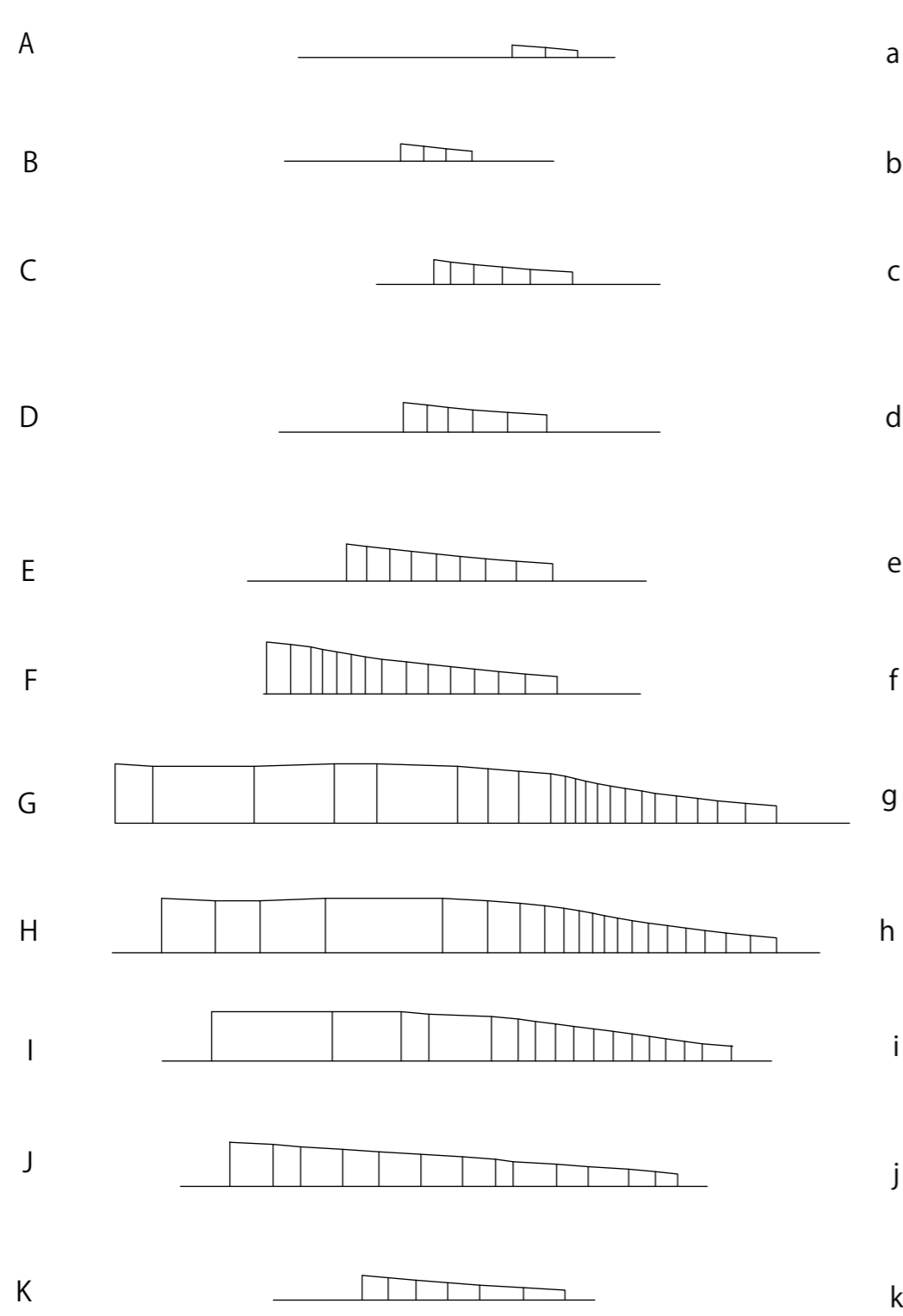
By studying the project area we can categorize the orographical pendencies, on three groups thus becoming the base for three different areas that can impose diverse urban morphologies, if someone wishes to take advantage of the opportunities the pendencies offer.



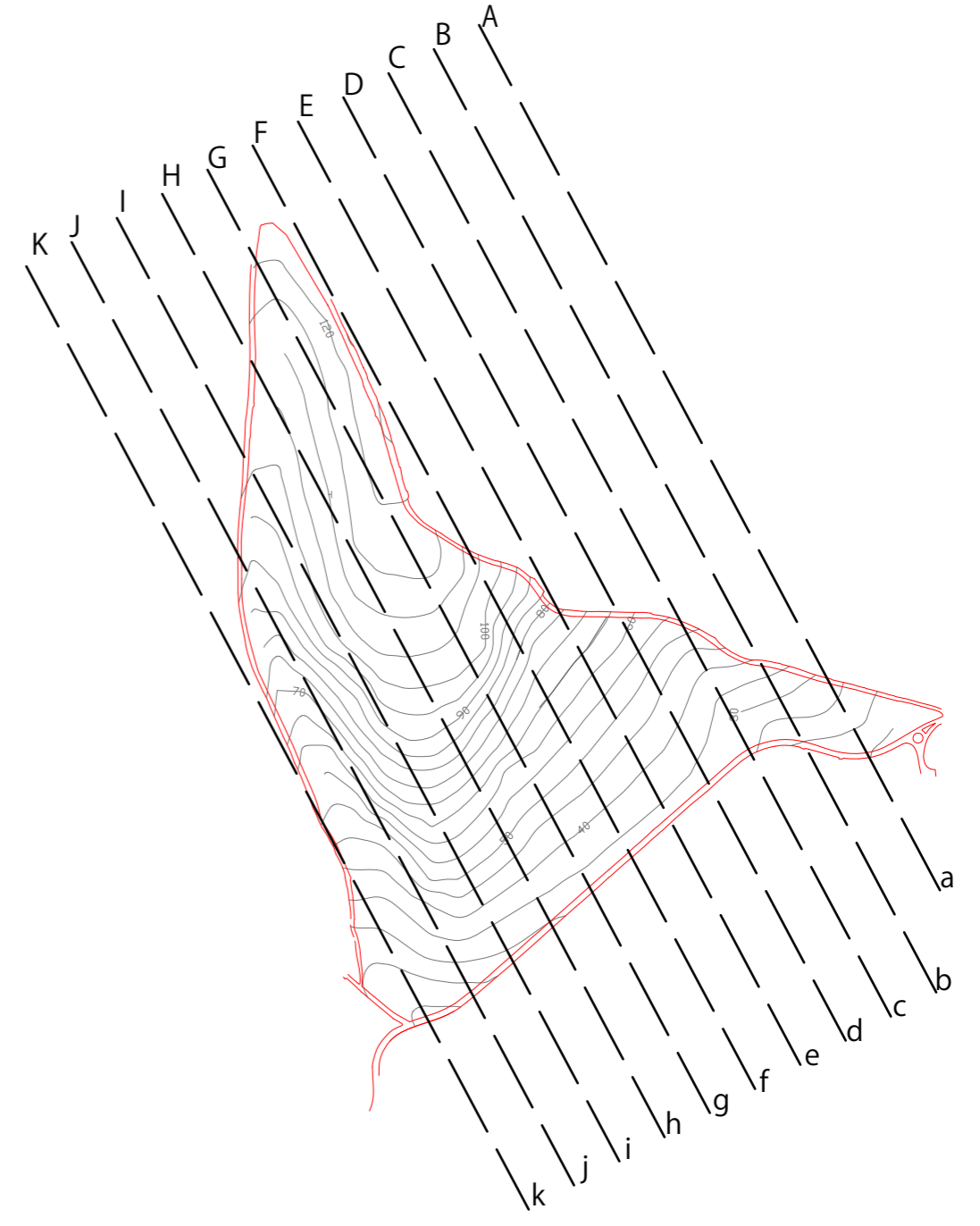
OROGRAPHY



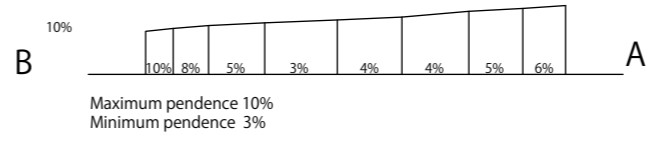
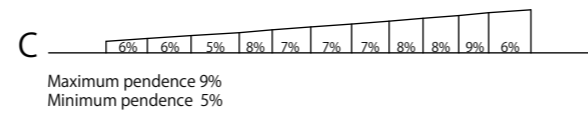
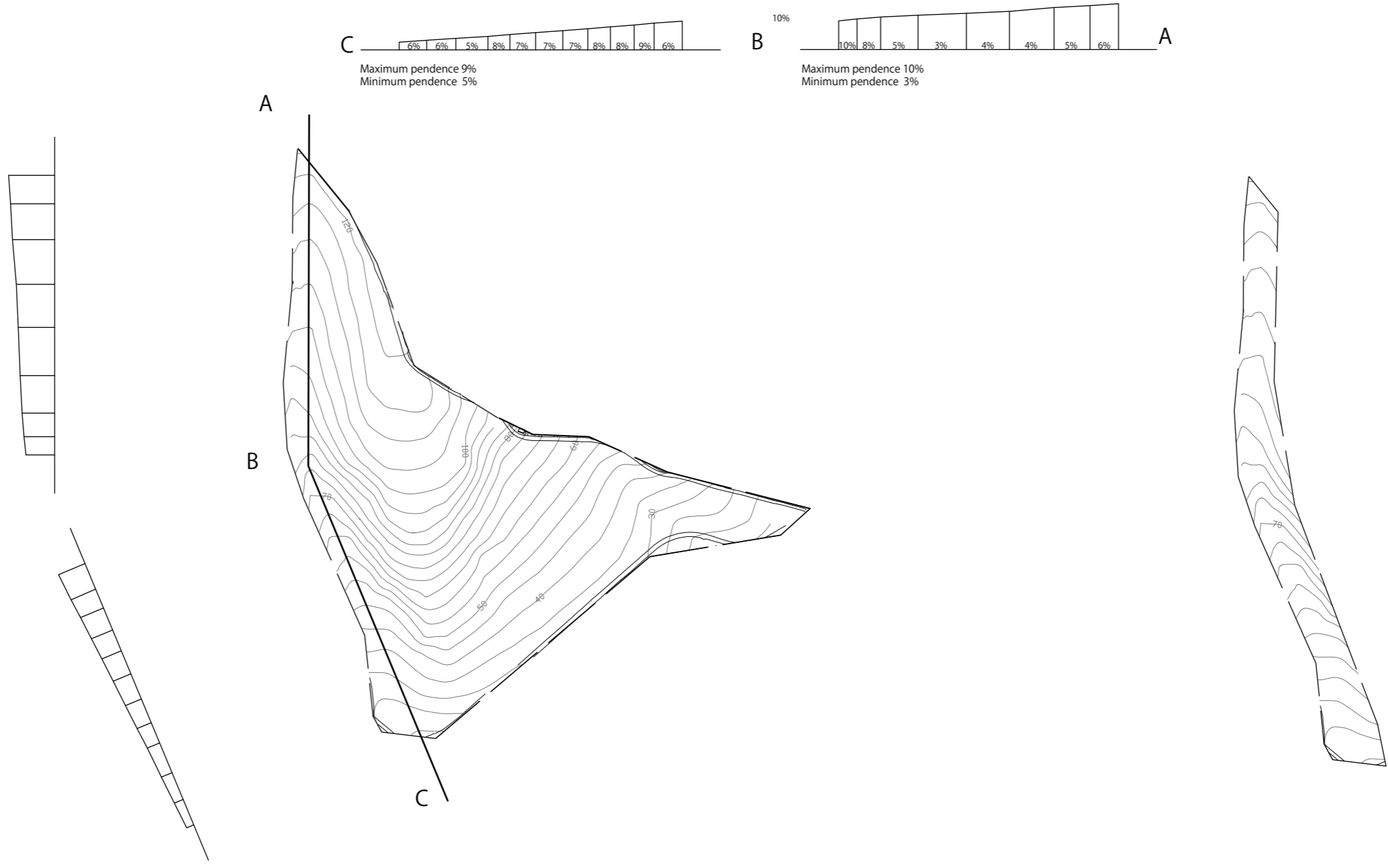
OROGRAPHY



a  
b  
c  
d  
e  
f  
g  
h  
i  
j  
k



The stripe



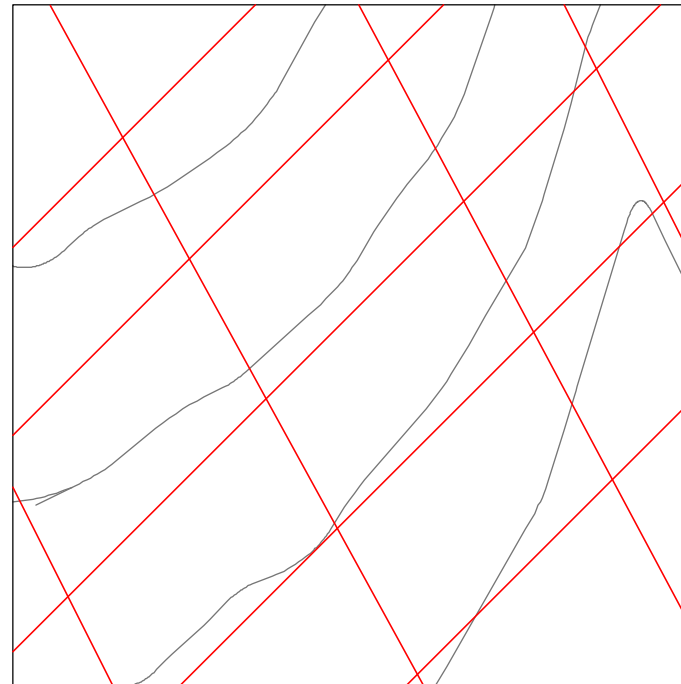
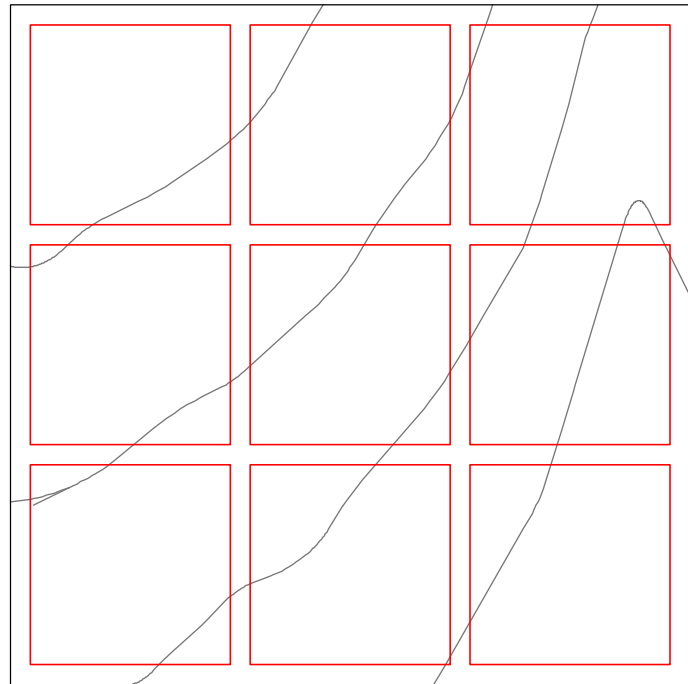
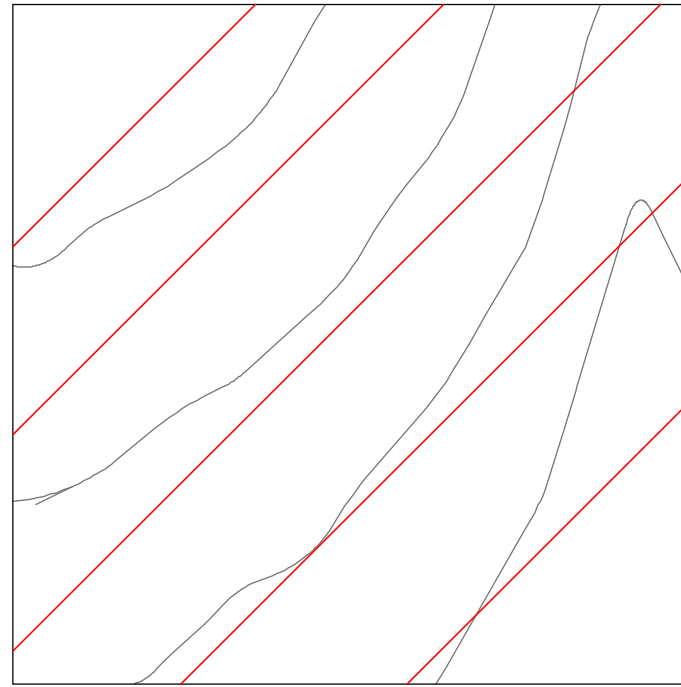
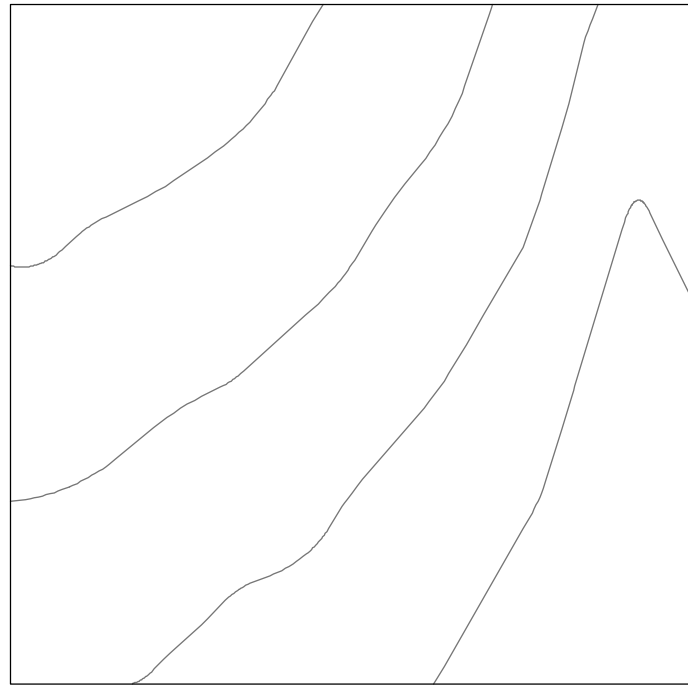
A

B

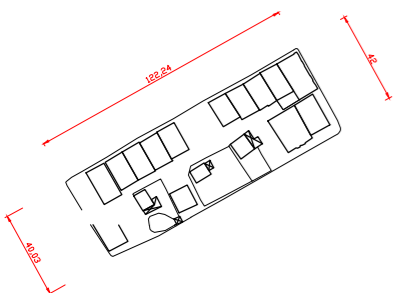
C

A

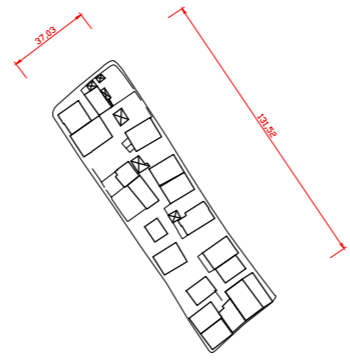
70



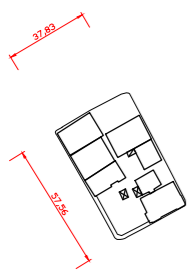
GECEKONDU RESIDENTIAL BLOCKS  
STUDY



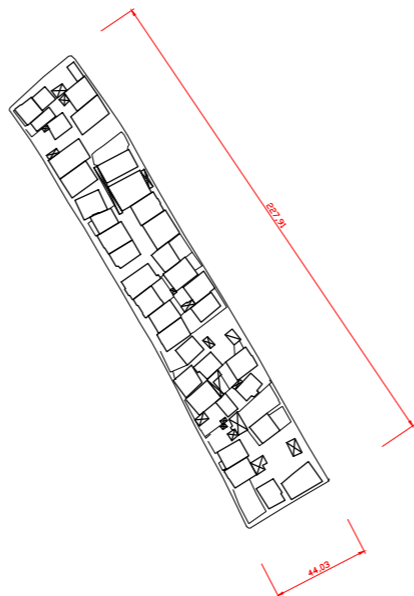
🏠 13  
👤 156  
Area :0,5 he



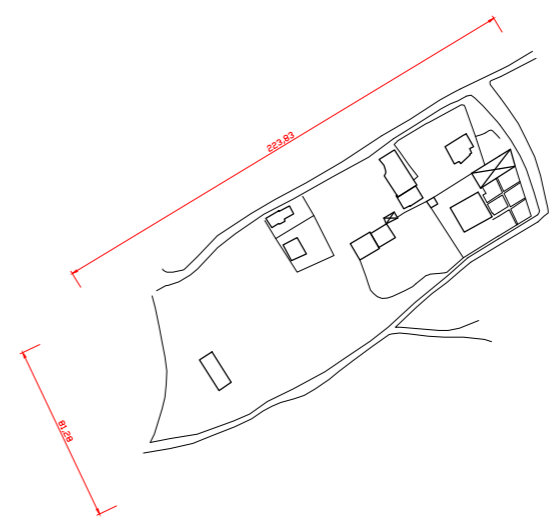
🏠 20  
👤 240  
Area :0,4 he



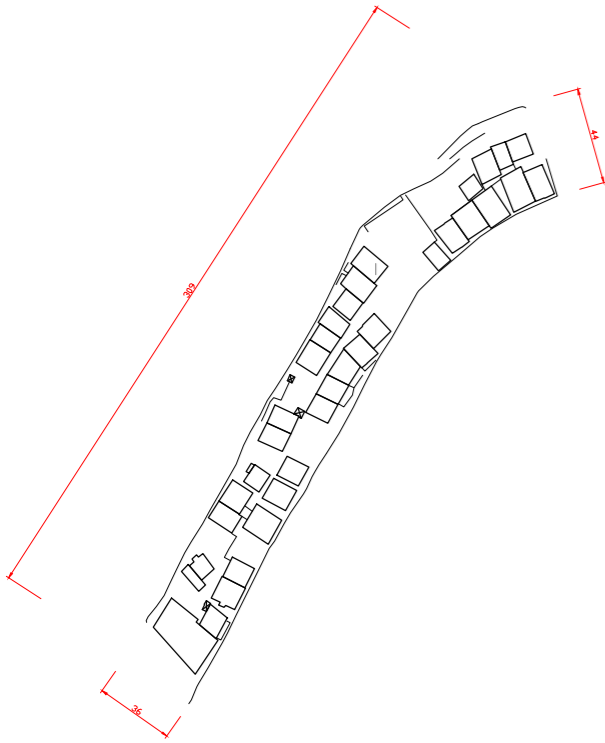
🏠 8  
👤 96  
Area :0,2 he



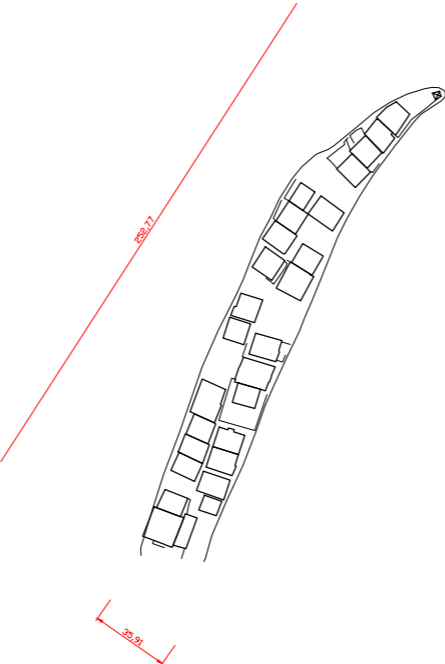
🏠 53  
👤 636  
Area :0,8 he



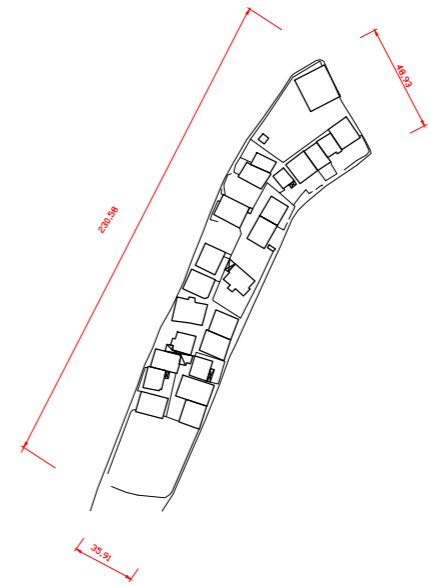
🏠 25  
👤 228  
Area :1,2 he



🏠 33  
👤 396  
Area :1 he



🏠 29  
👤 348  
Area :0,5 he



🏠 25  
👤 300  
Area :0,7 he

GECEKONDIFIED!

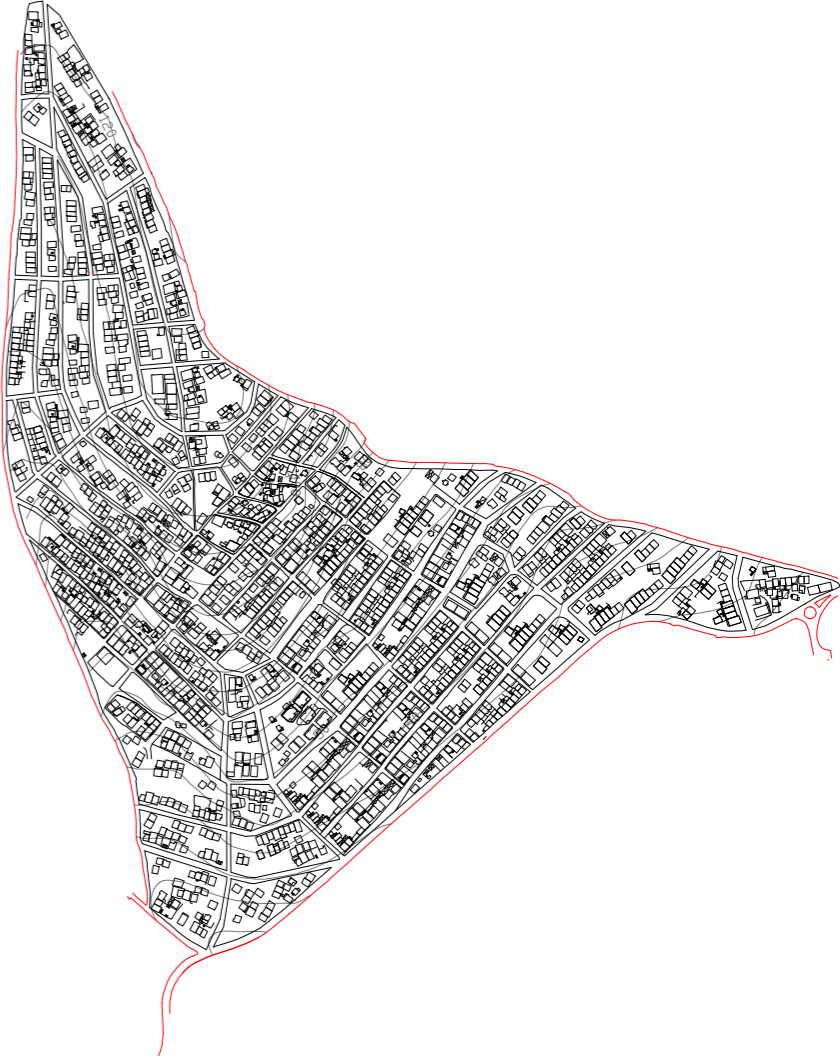
The site area



Gecekondu roads and blocks formation



The area filled with Gecekondu



500m





This is a random urban fabric of the Gecekonu neighborhood.



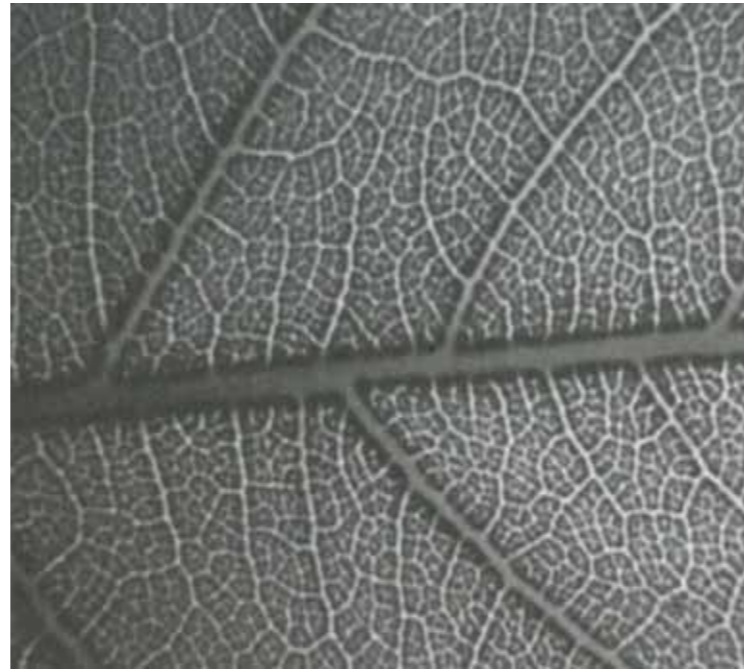


The urban fabric if carefully observed gives us some hints of new possibilities.

In red we have group of houses that act like connect of the various anomalies that are presented on the ground.

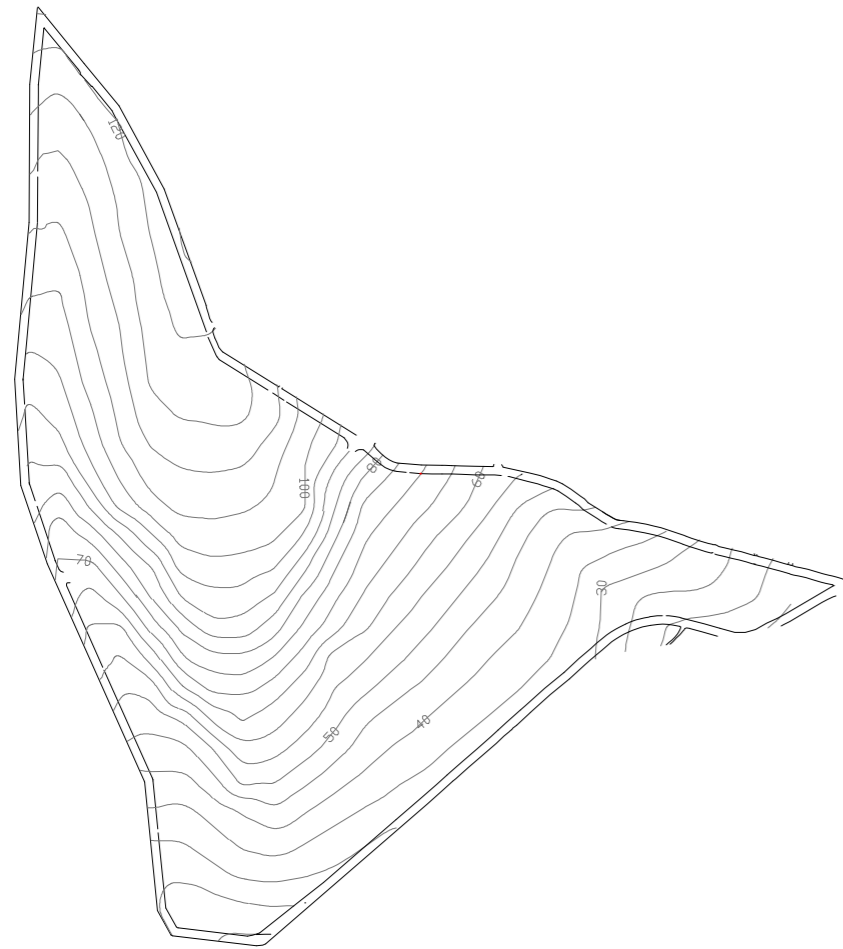
In blue we got rows of Gecekondu that have voids, some are big some are small.

In Yellow we got rows that are dense and close. In orange we got houses that are scattered and are about to become a yellow or a blue block. These typologies can be a base for the future city.

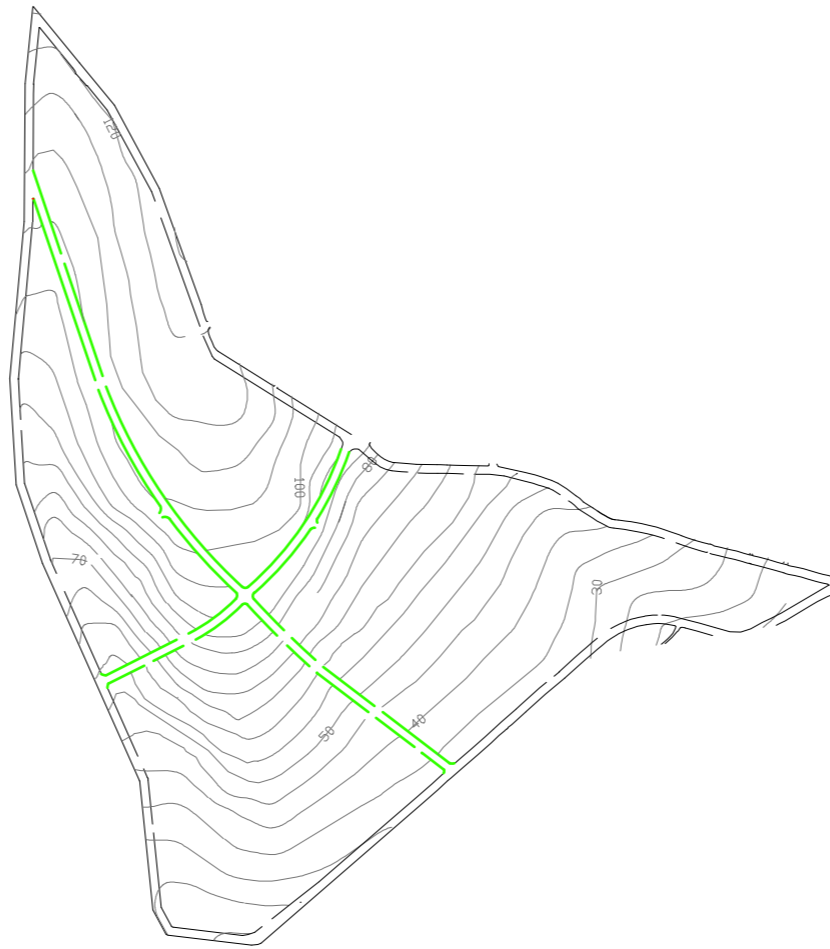


# CIRCULATION

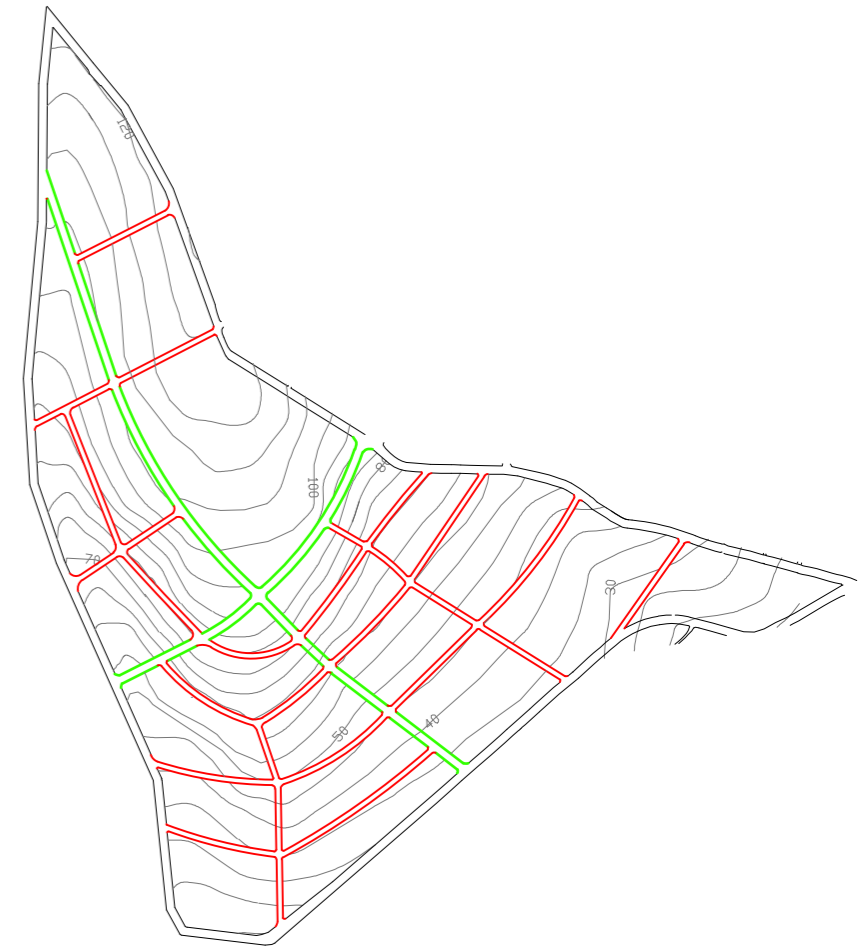
Site area



Primary roads



Secondary roads



500m



**BUS**

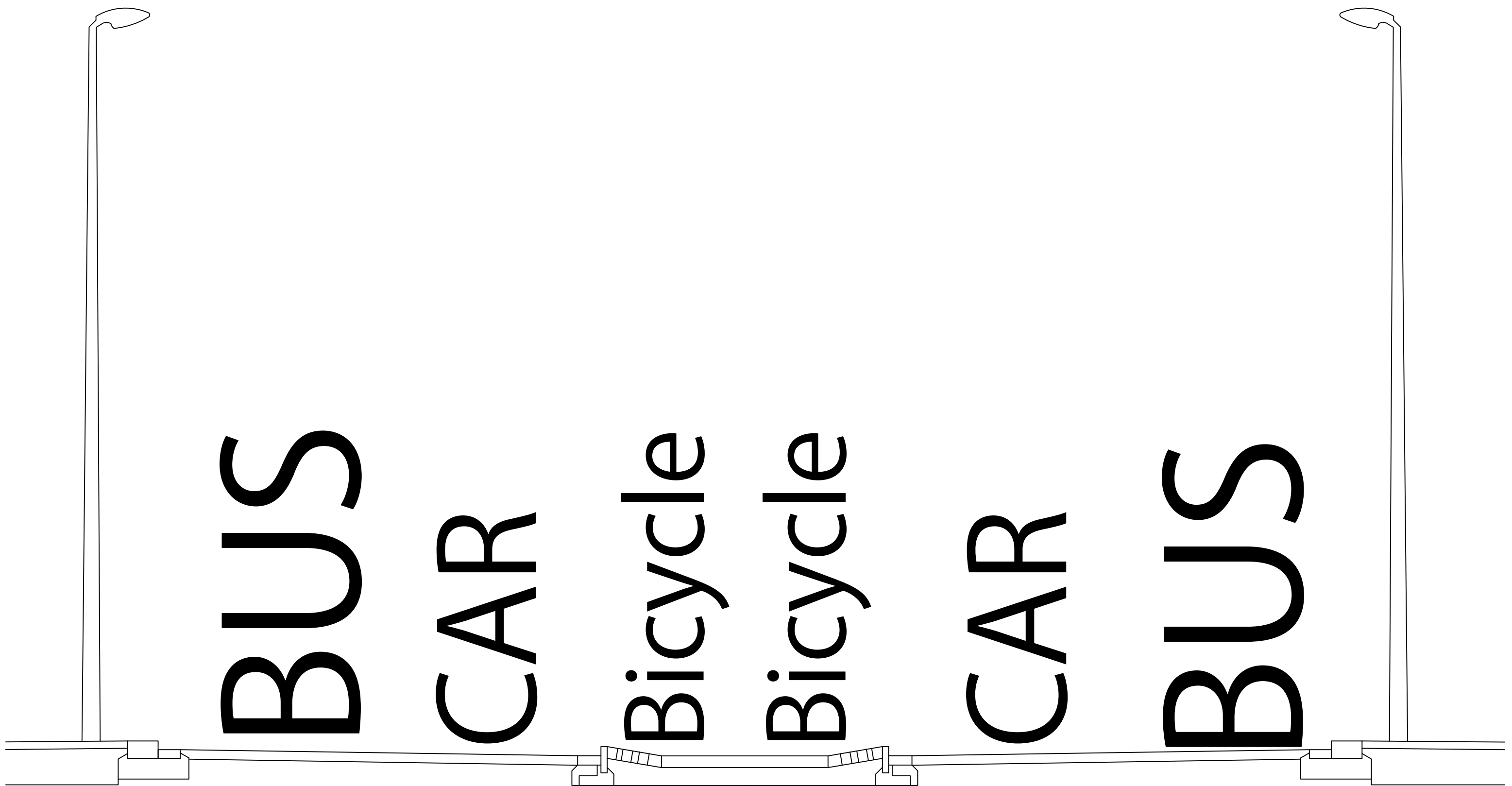
**CAR**

**Bicycle**

**Bicycle**

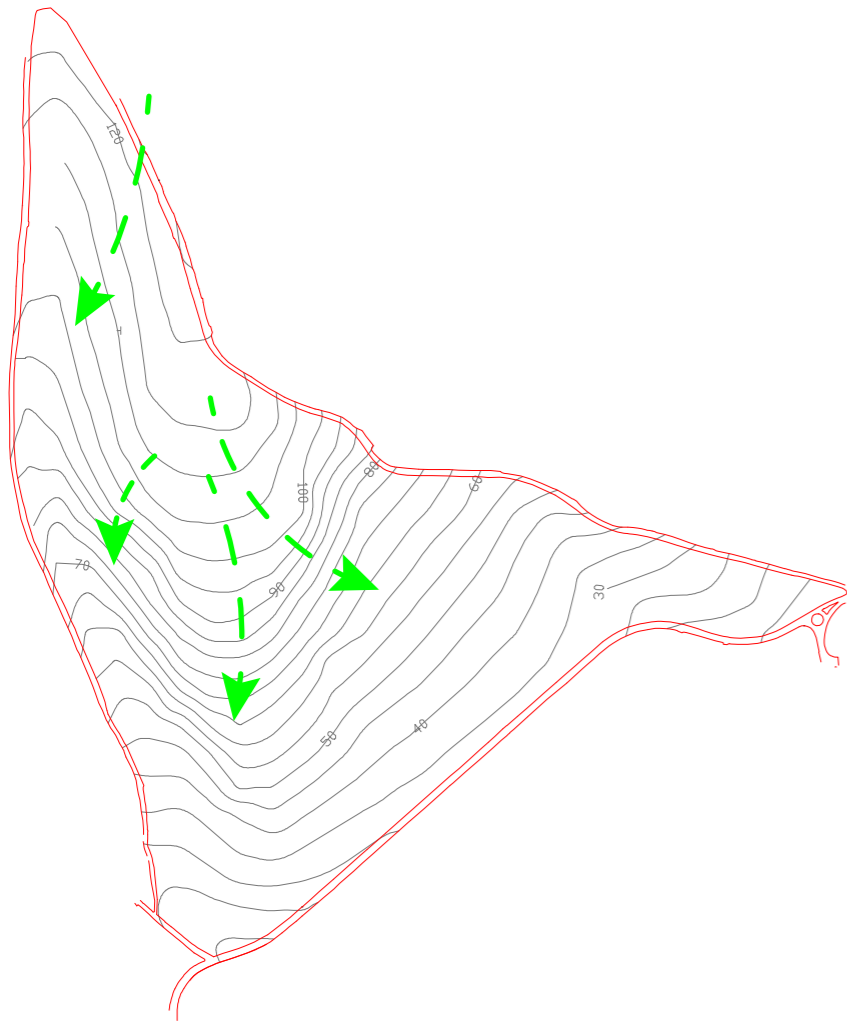
**CAR**

**BUS**

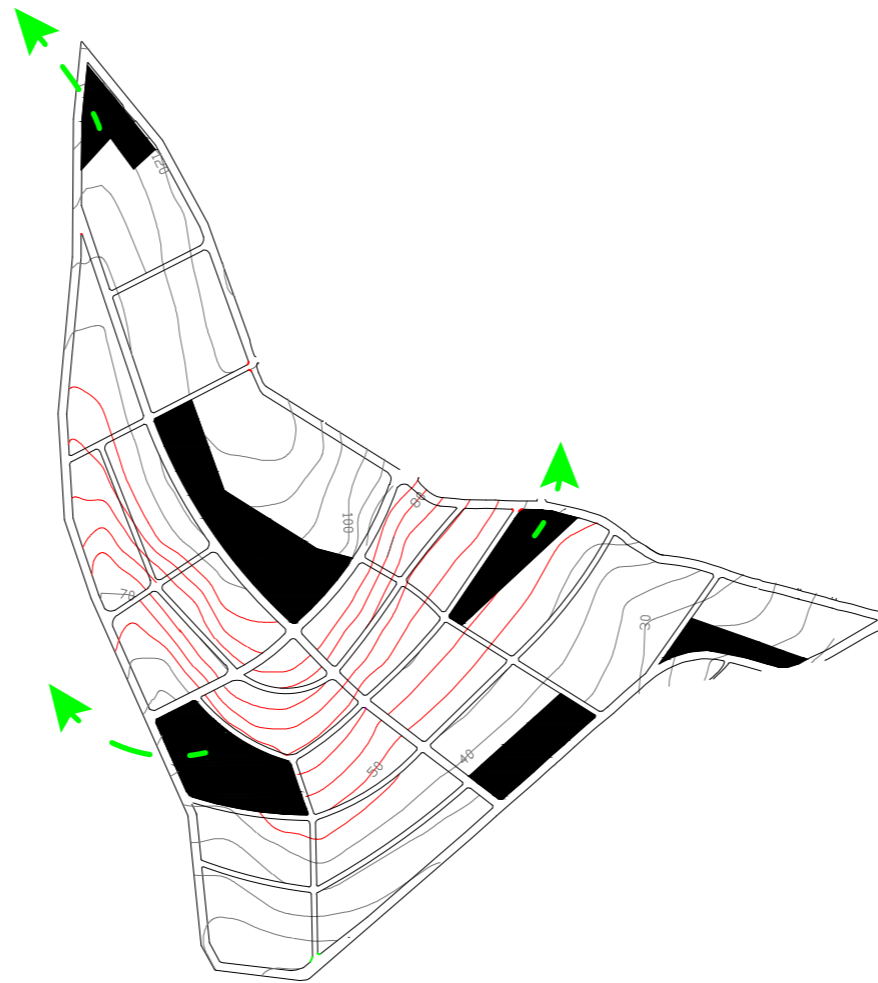


PARK SYSTEM

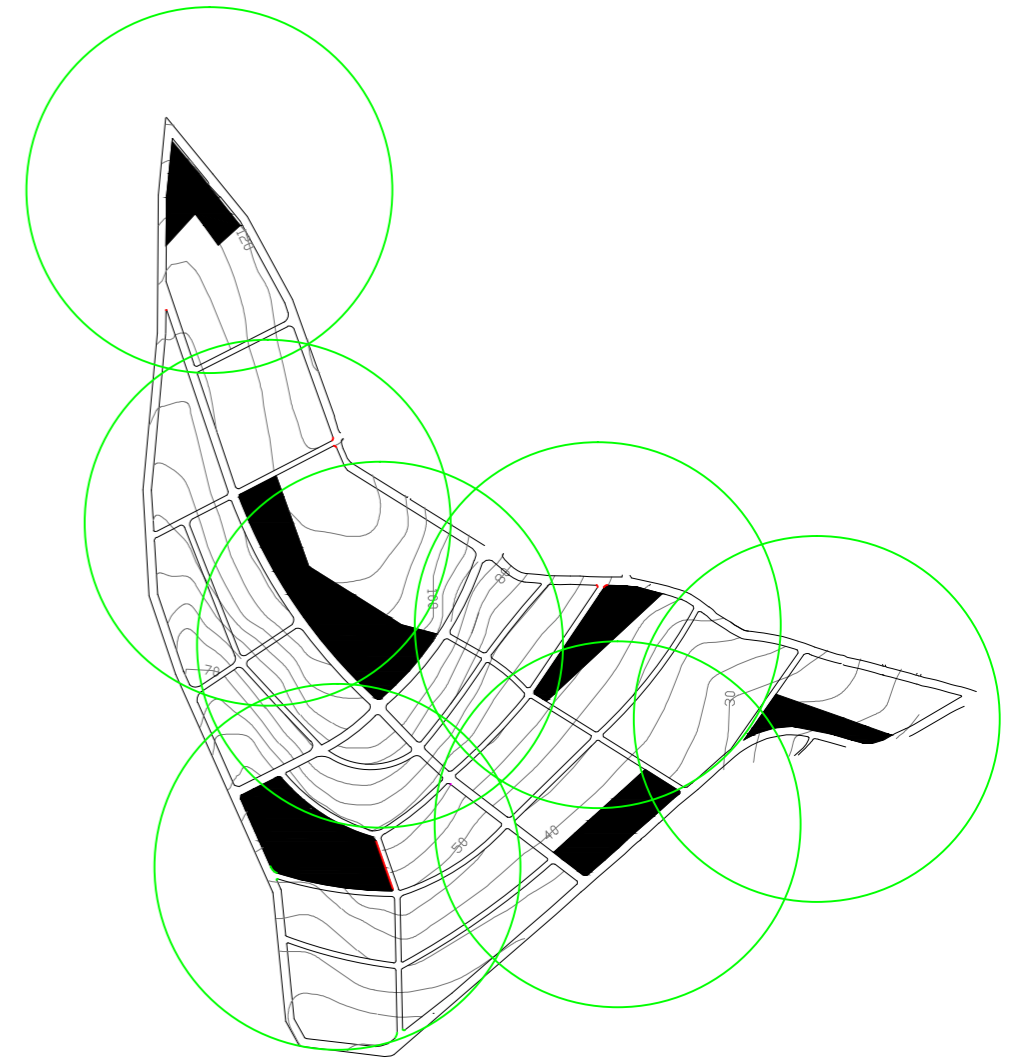
Possible flows due precipitation



Possible growth paths

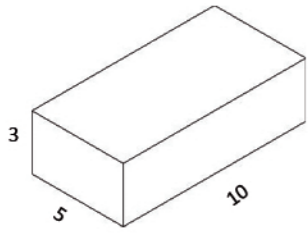


Urban heat islands circles

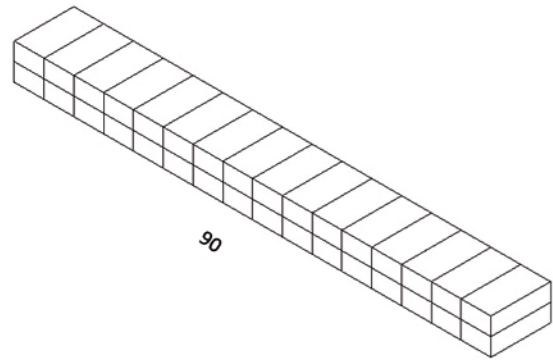


500 m

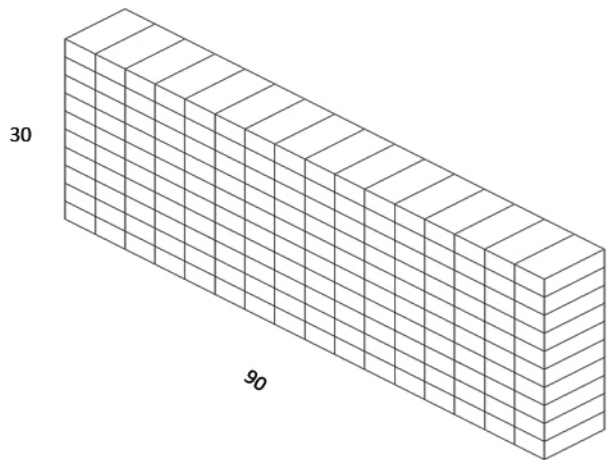




Inspired by the simplicity of the rectangular plans of the gecekonu, we start to form a simple prefabricated cement rectangular module of ten meters of length, five of width and three of height. This is our building "brick"



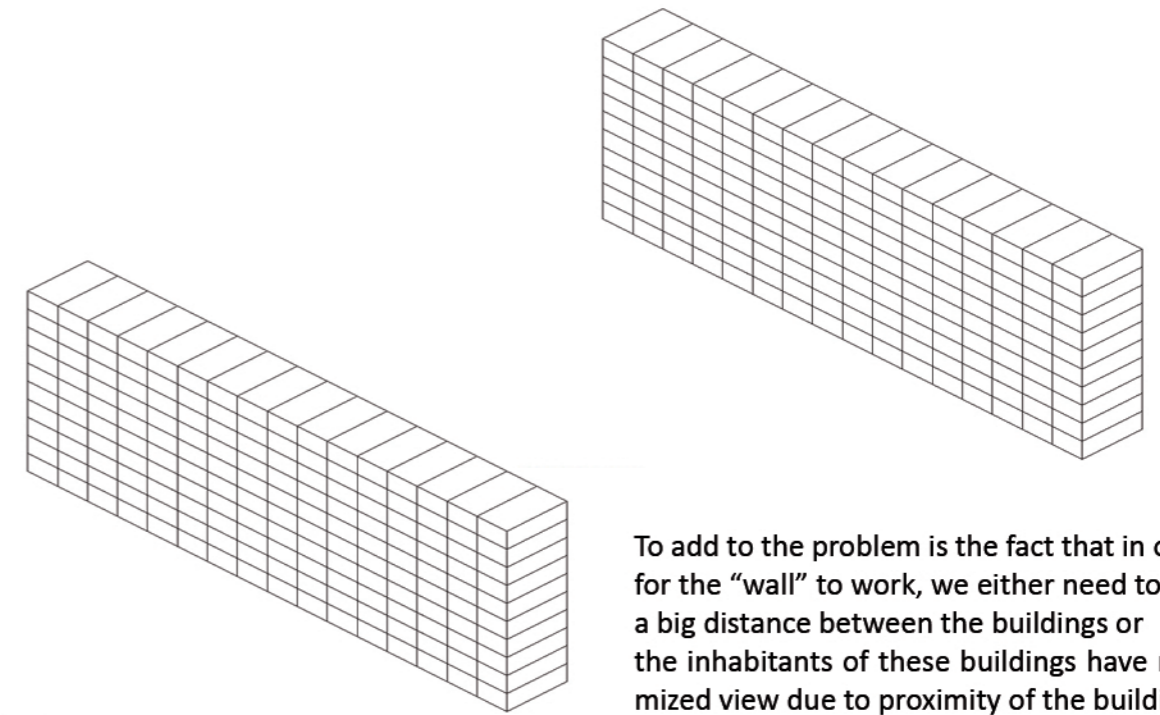
By simply stacking the modules we can form eventually a wall of these modules, ideally in each rectangle can host from two persons ideally to 4 maximum.



In order to have the desired density ( six hundred persons per hectare) we need to rise our wall, the new height should be around ten stories high, a middle ground between the gecekonu ( maximum six stories) and the TOKI skyscrapers ( around thirty stories high)

Now with the new wall of modules that is ninety meters long and thirty tall, we have a density of three hundred and sixty people on an area of nine hundred square meters.

That is one tenth of an hectare, but although the denisty is easily satisfied with the current proposal, the aesthetic result is not appealing, and also represents the bad side of prefabrication : a repetition that has no customization and is easily identified on the building.



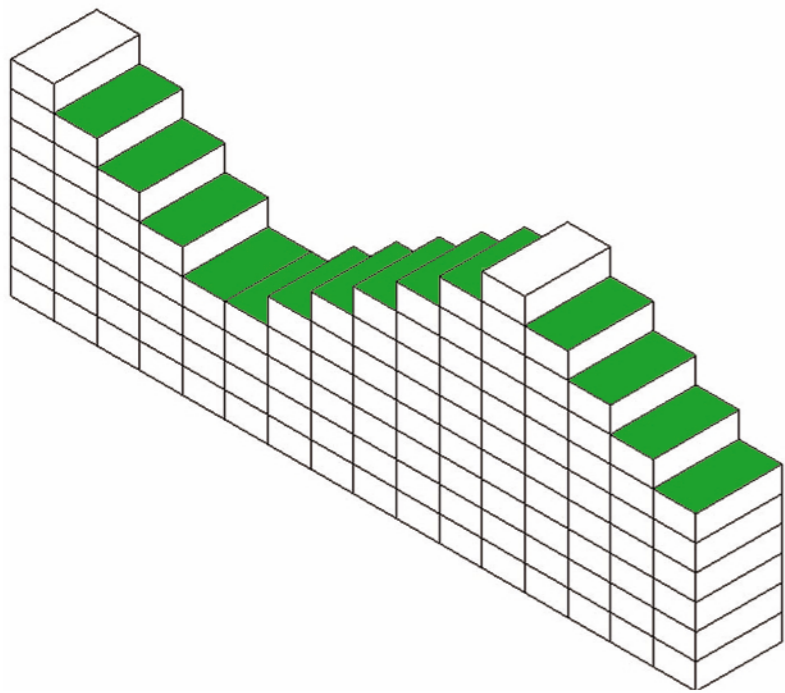
To add to the problem is the fact that in order for the "wall" to work, we either need to have a big distance between the buildings or the inhabitants of these buildings have minimized view due to proximity of the buildings.

By simply removing the modules and cutting the volume of the wall in order to create iconic mountains we obtain two results

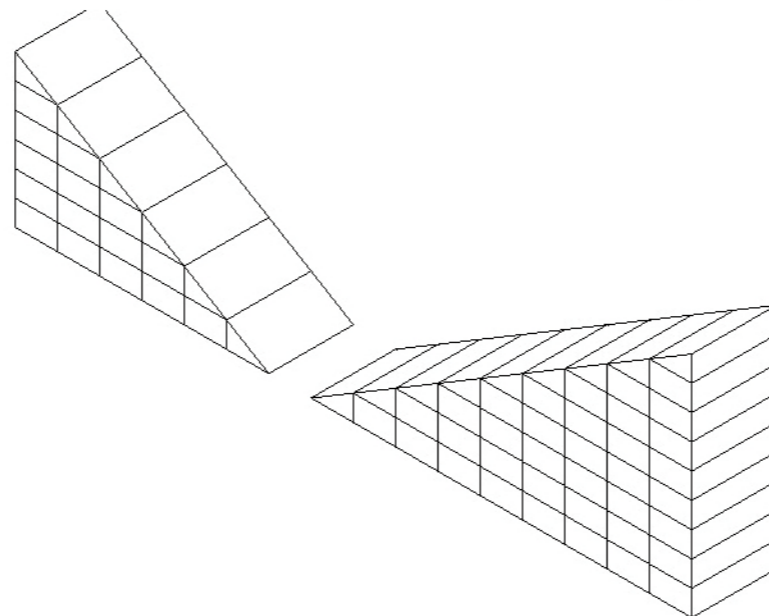
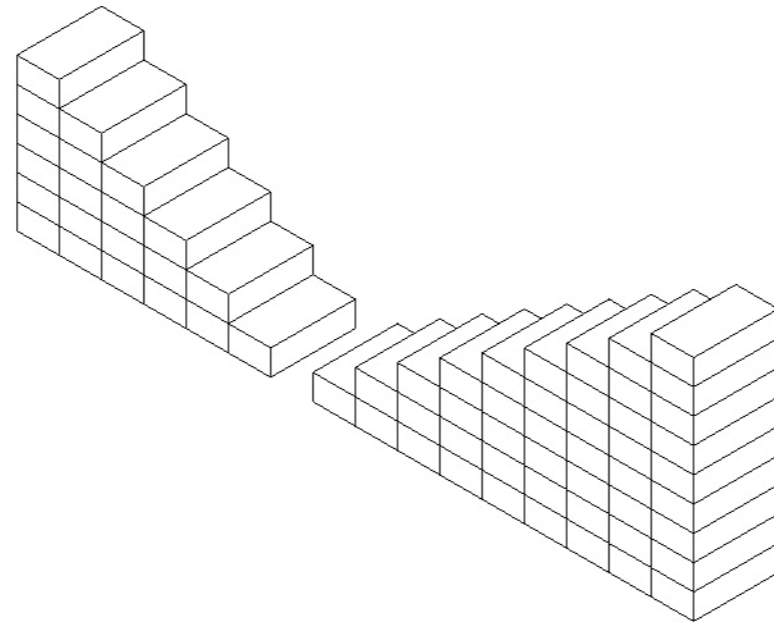
First : By creating openings in the view , so we can place the buildings closely with the minimal visual interference between them.

Second: By the randomization of the slopes and the strong visual impact through repetition of building itself but also of the presence of a fifth facade (the rooftop) we can have a new city that can be identified from afar, with its characteristic forms.

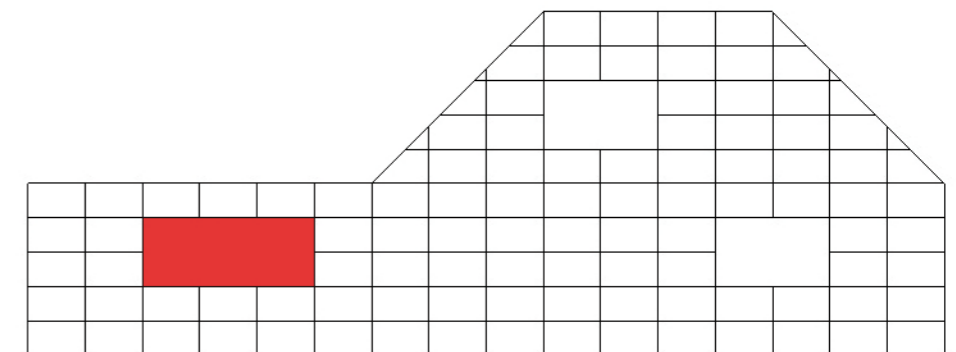
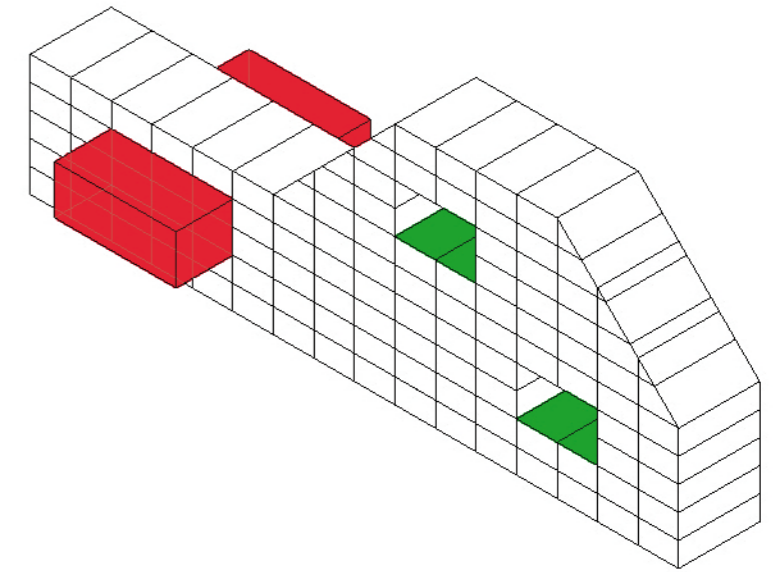
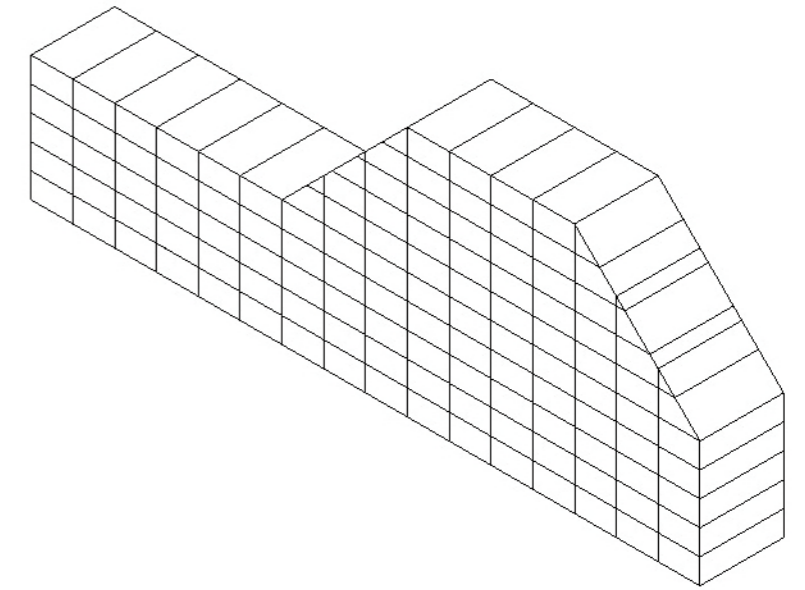
Terraces



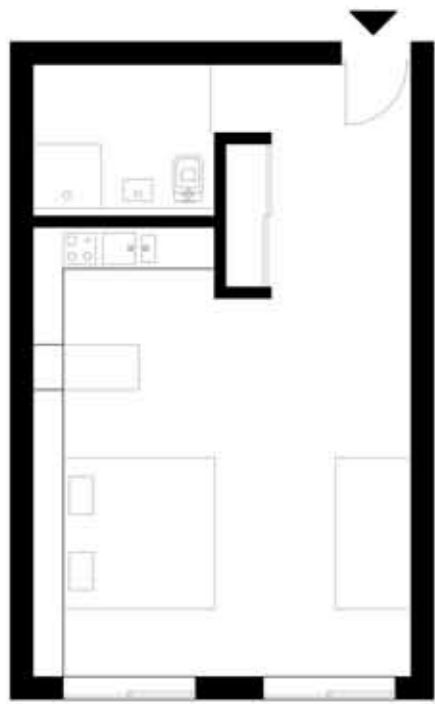
Possibilities of form



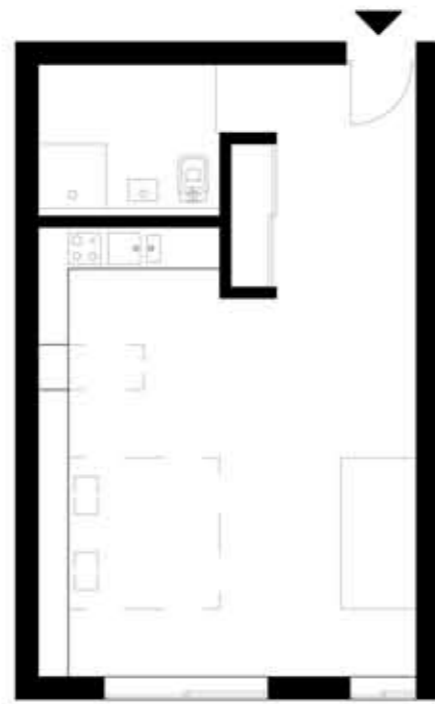
Functions



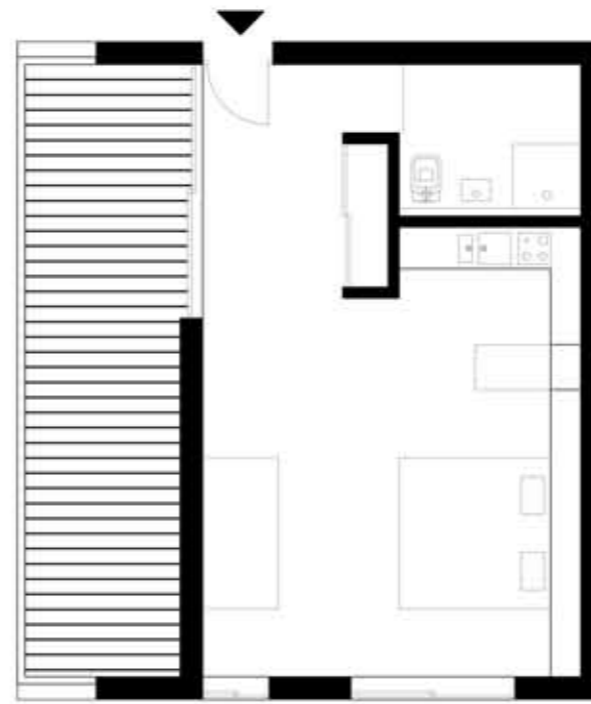
NEW NOMADS  
Flexible space apartment



Plan type 1



Plan type 2



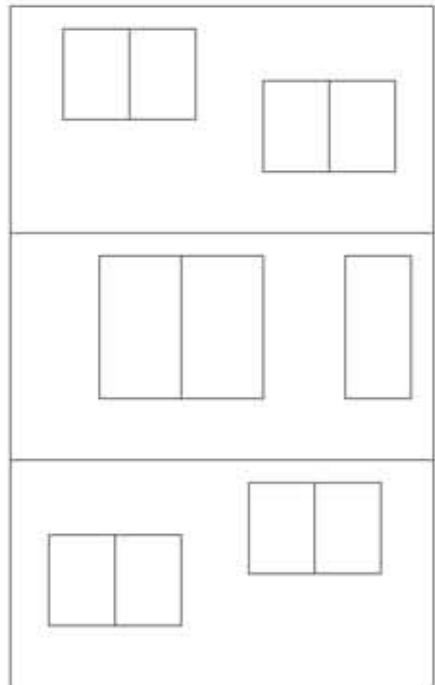
Plan type 3

Area : 40 square meter

The apartment has three variations of plan, one that has spatial differences compared to the others (the balcony) and the others that got differences in the facade (windows).

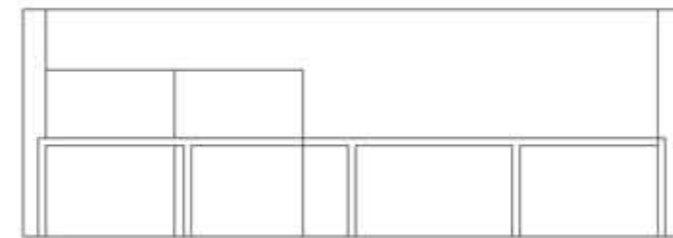
The services (kitchen and bathroom) are located nearby the entrance of the apartment along with the closet. The bathroom is lowered in order to

The living room can be turned to a bedroom or a dining room thanks to the table and the bed that are integrated in the wall.

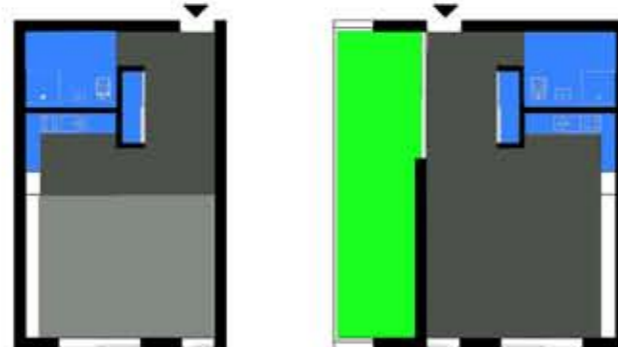


Elevation variations

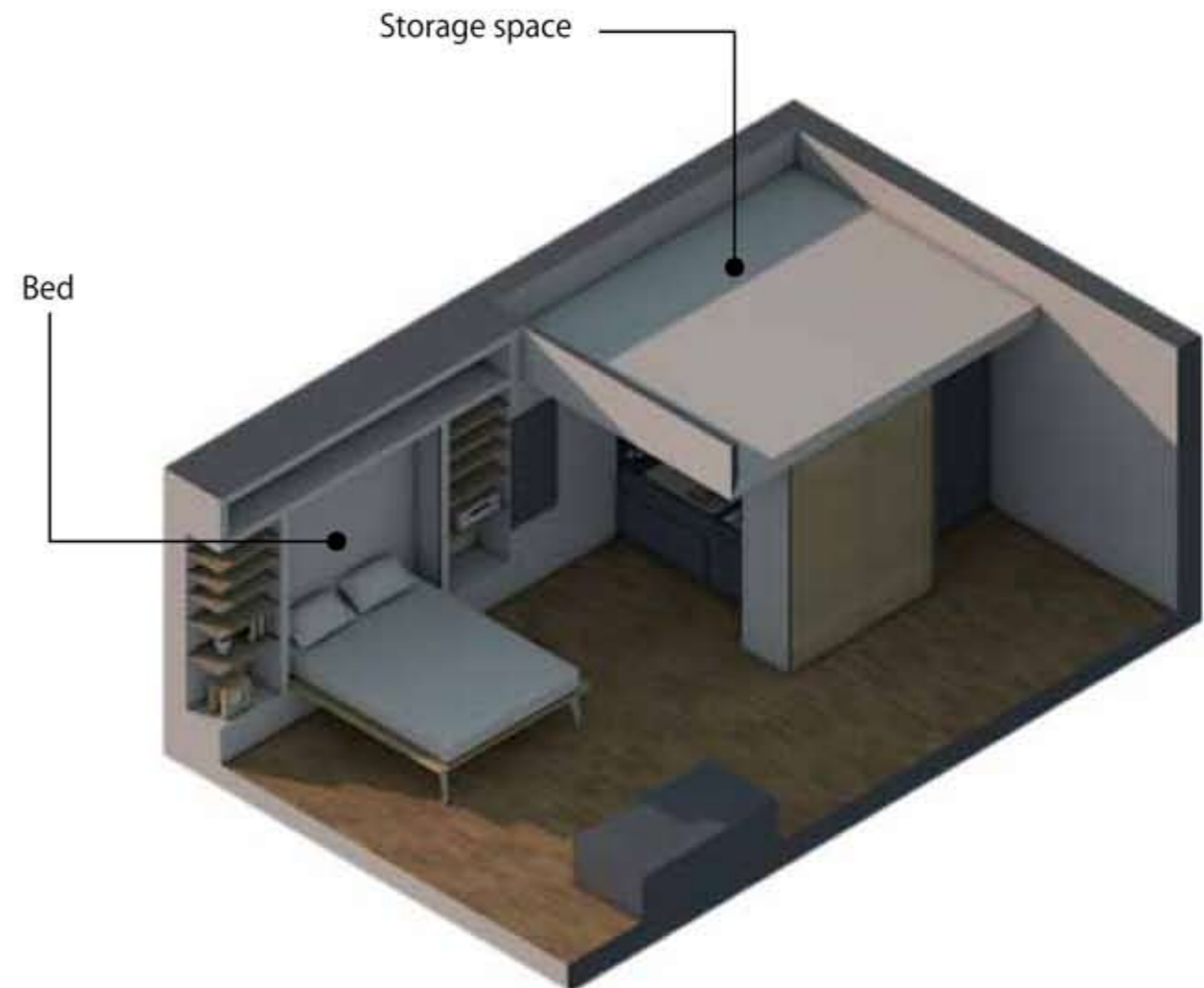
5 m



Unit with balcony elevation



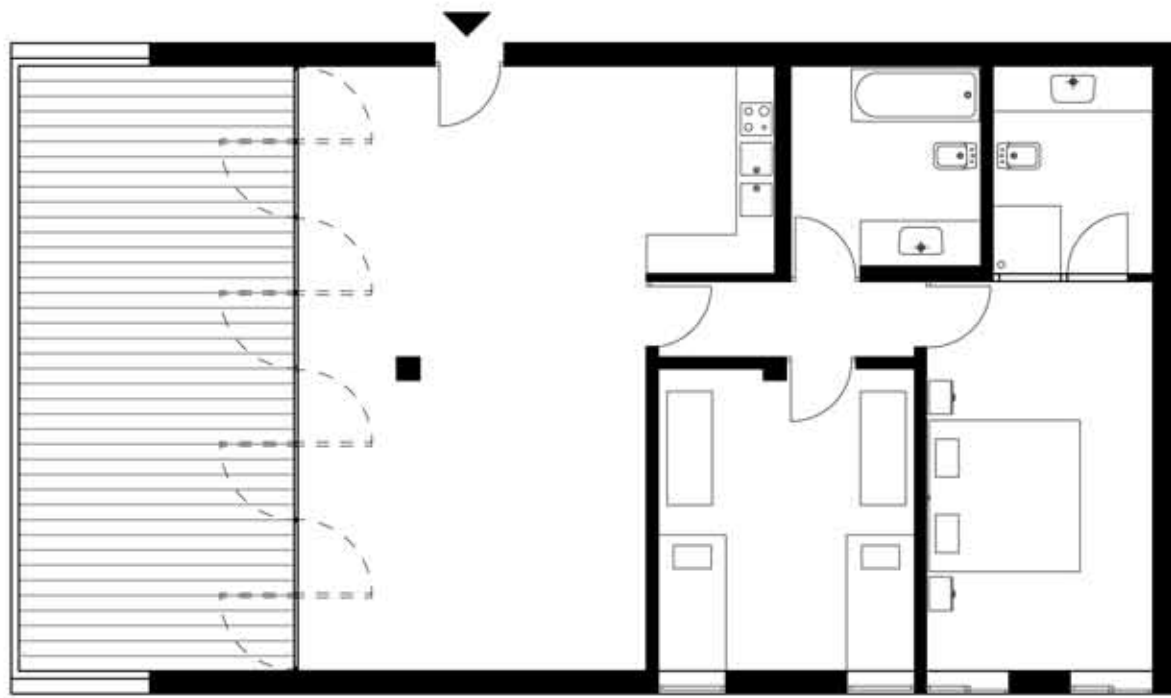
- Services
- Balconies
- Bedrooms
- Corridors  
Living room



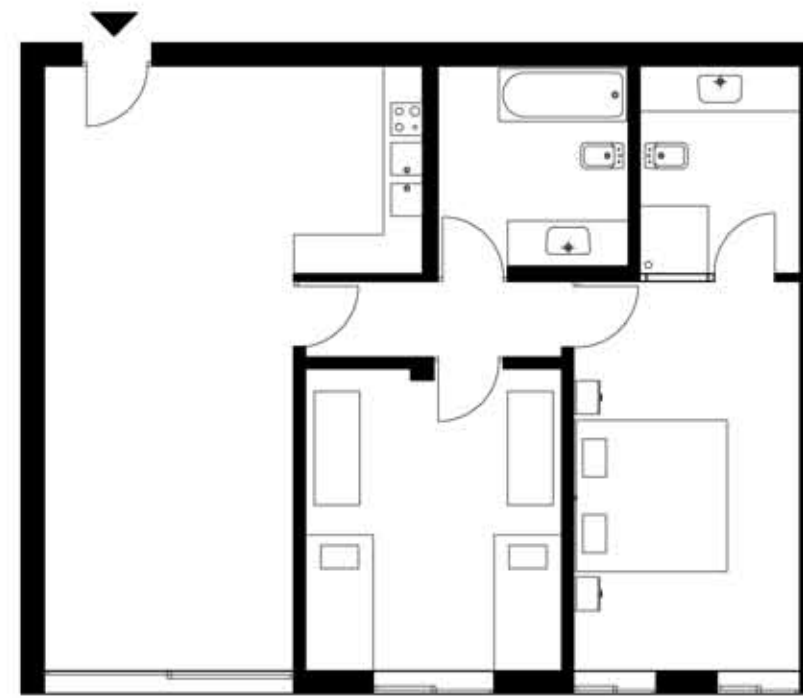
Bed

Storage space





Plan type 1



Plan type 2

Area type 1: 115 square meter  
 Area type 2: 80 square meter  
 Area type 3: 105 square meter

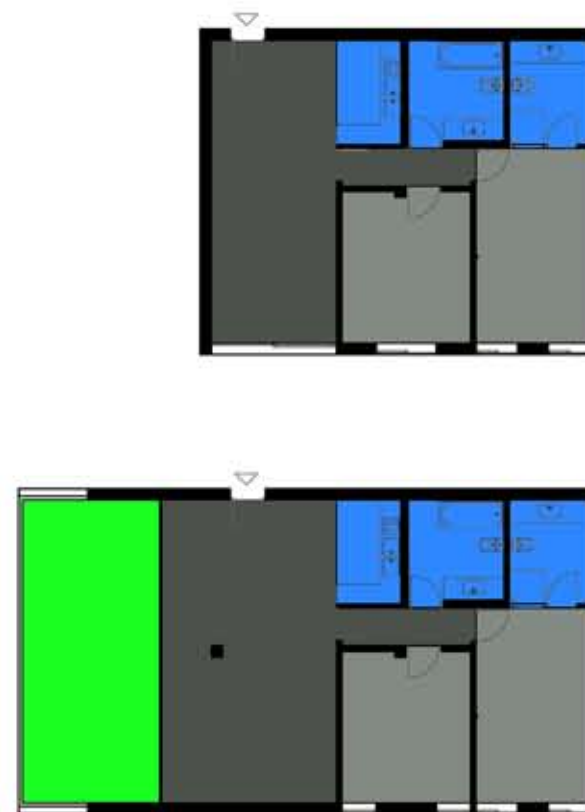
These apartments are destined for the existing Gecekondu inhabitants, or the new immigrants that will come to the new neighborhood to settle.

The overdimensioning of the living room is due to the fact that a big living room is a status symbol and a central part of the traditional Turkish house.

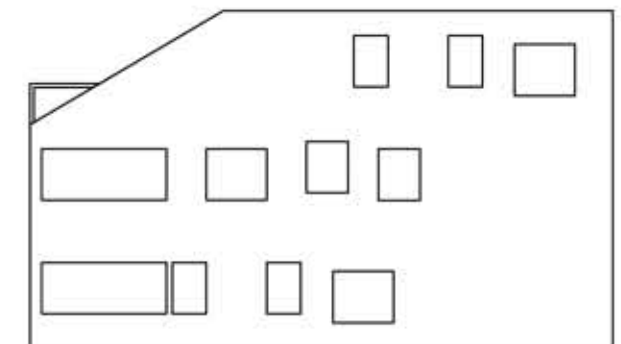
5m



Plan type 3

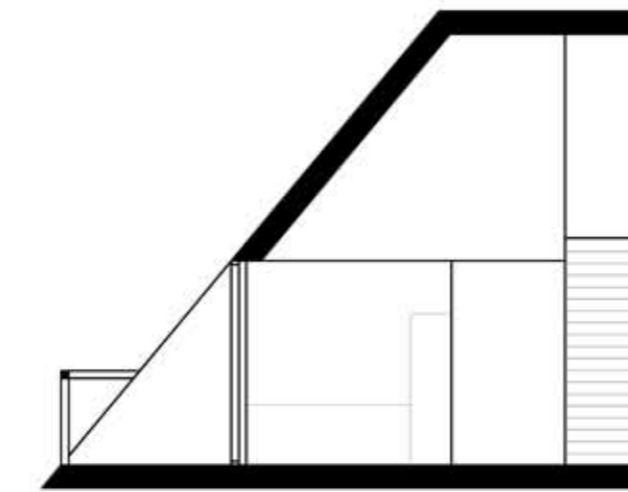
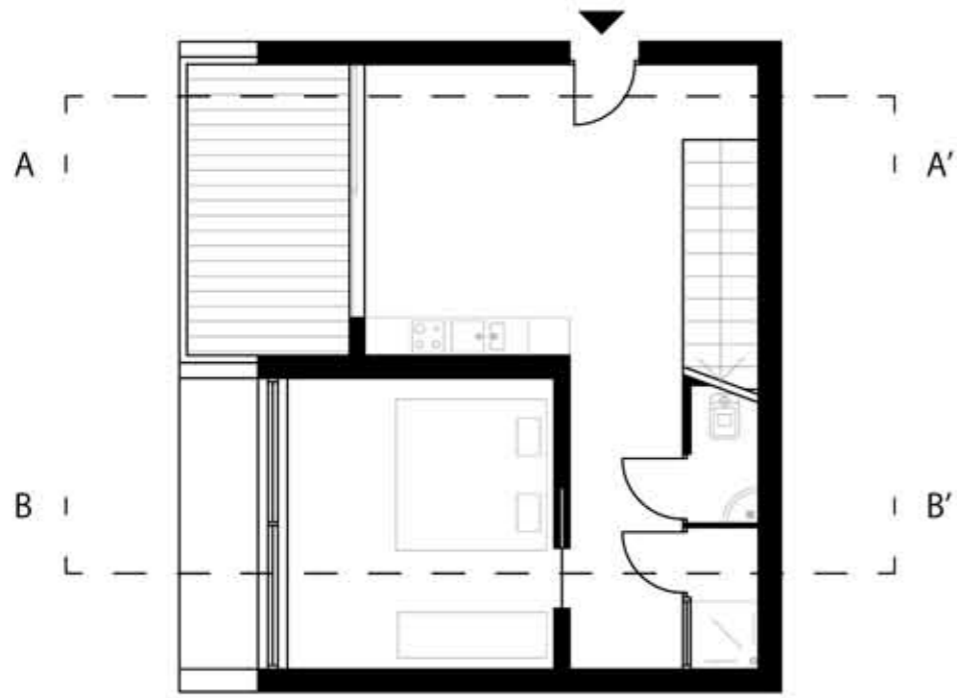


- Services
- Balconies
- Bedrooms
- Corridors  
Living rooms

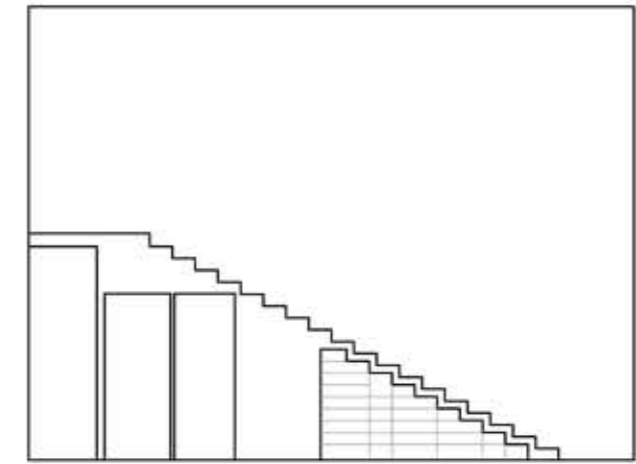


Possible facades composition

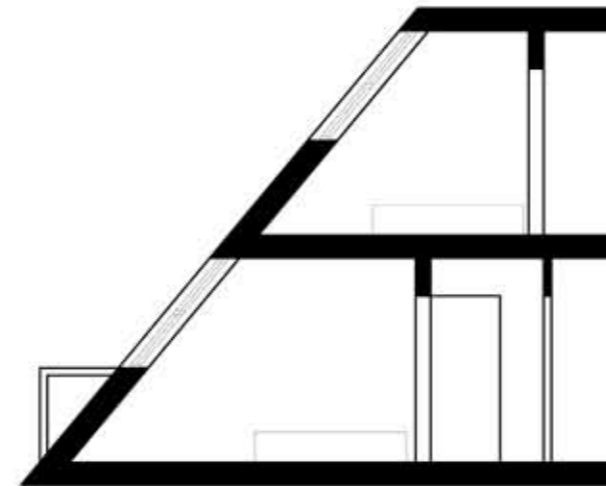
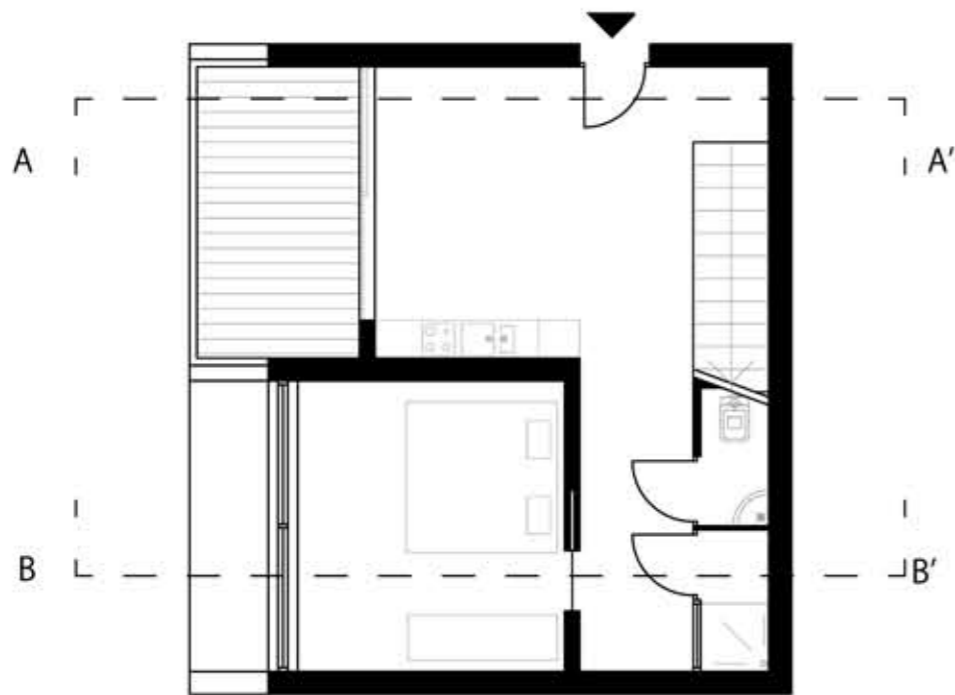
NEW NOMADS  
A divided apartment



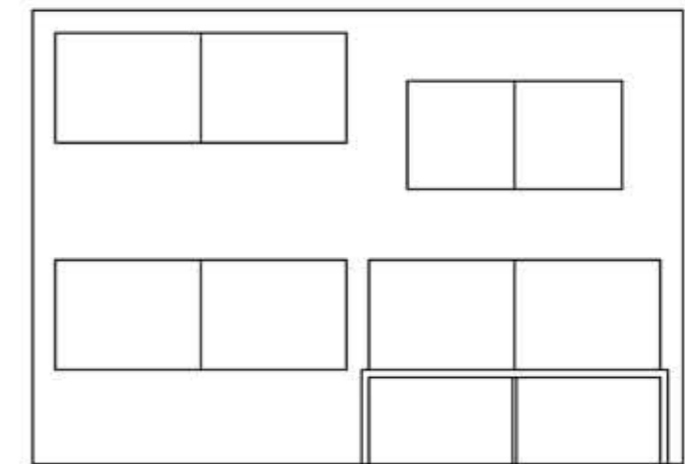
Section A-A'



Section A-A'

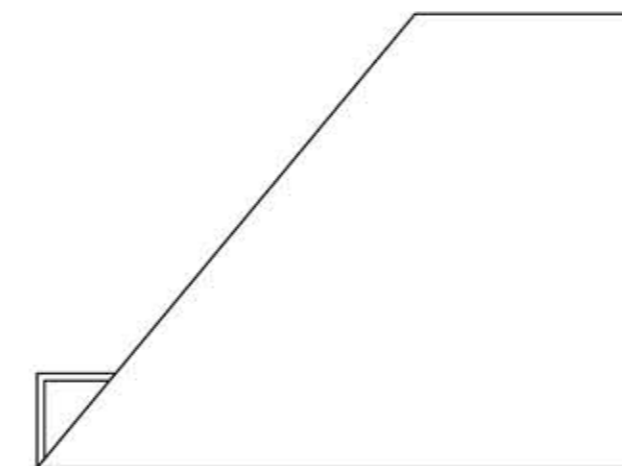
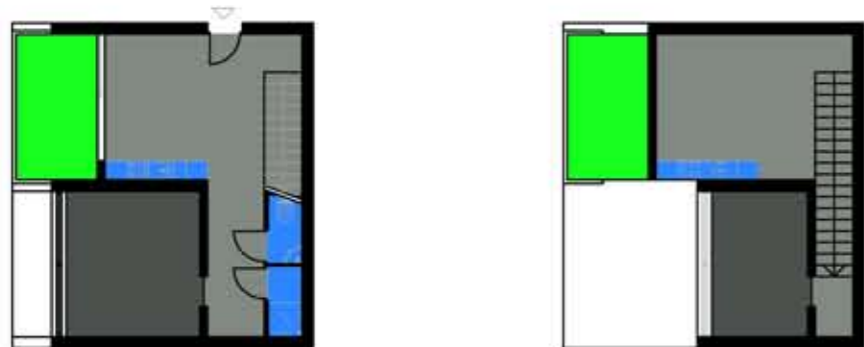


Section B-B'



Lateral  
Elevation

5 m



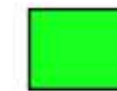
Main  
Elevation

Services



Area: 62 square meter

Balconies



The apartment consists in a house that can host a family or two individual couples.

Bedrooms



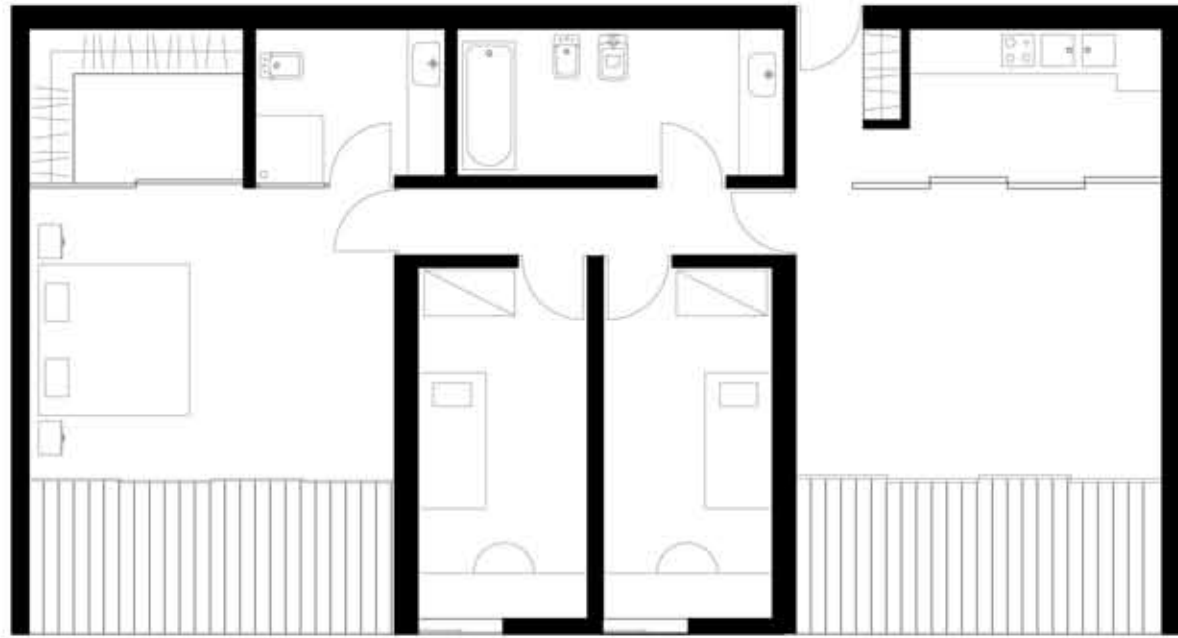
The main element of the house, the staircase is where the hygienic services are located and also the common storing space. transforming the element of vertical connection into a space but also furniture of significant importance.

Corridors  
Living room

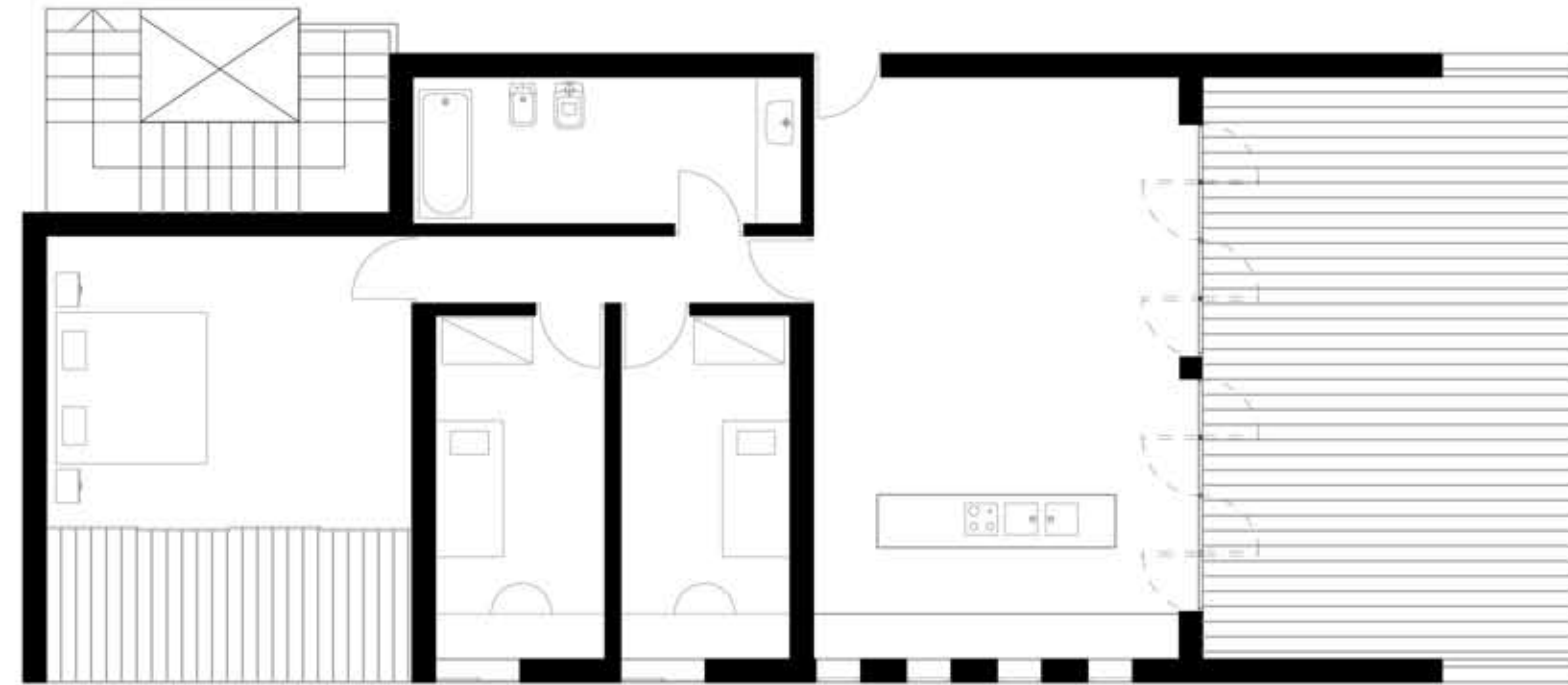


The rooms are adequate to host the necessary furniture for the individuals that will live in them.

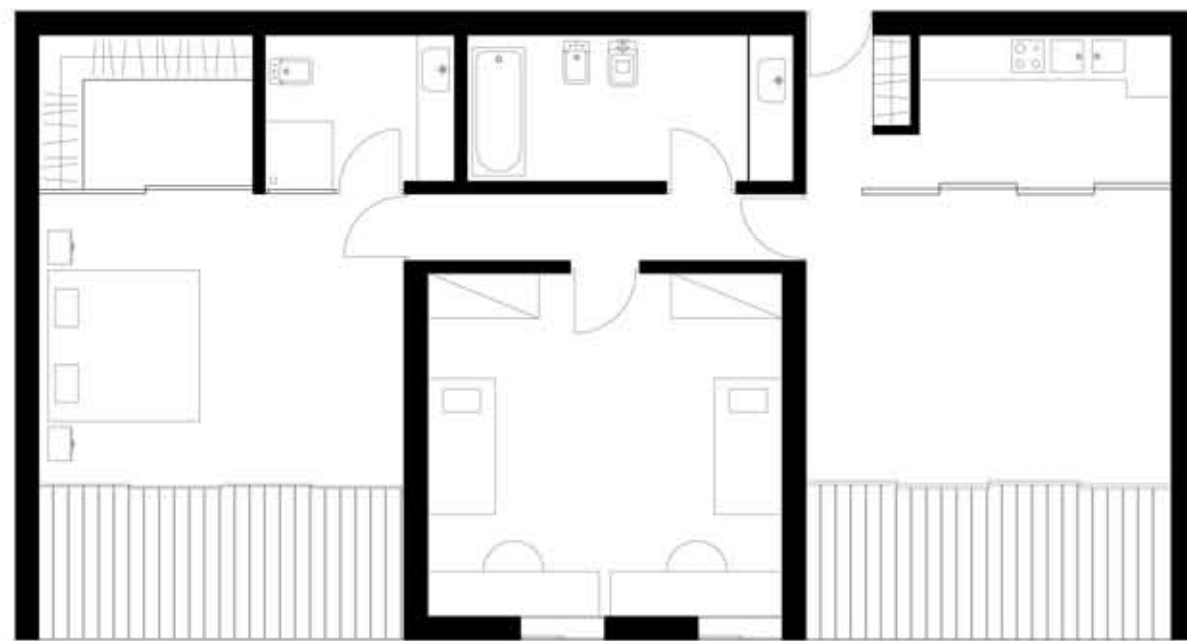
Middle Class Apartments



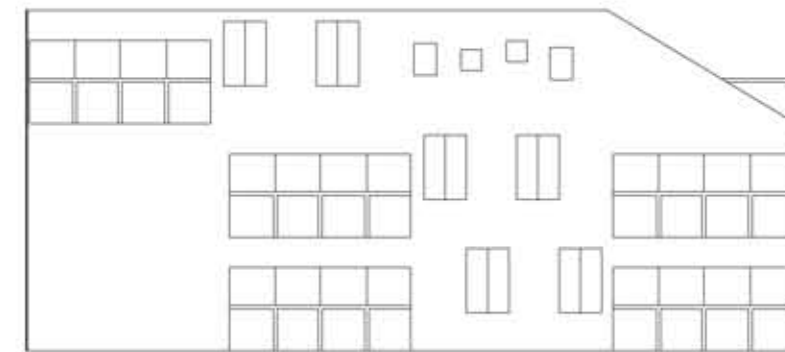
Plan type 1



Plan type 3



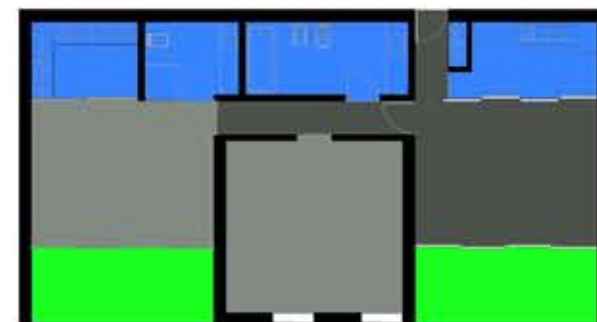
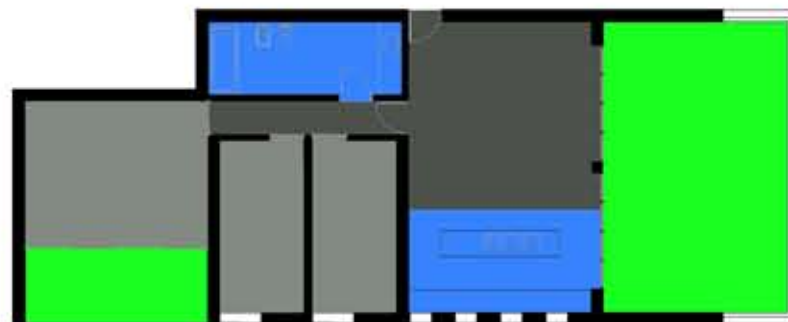
Plan type 2



Potential Elevation Combination

Area type 1 : 110 square meter  
 Area type 2 : 112 square meter  
 Area type 3 : 140 square meter

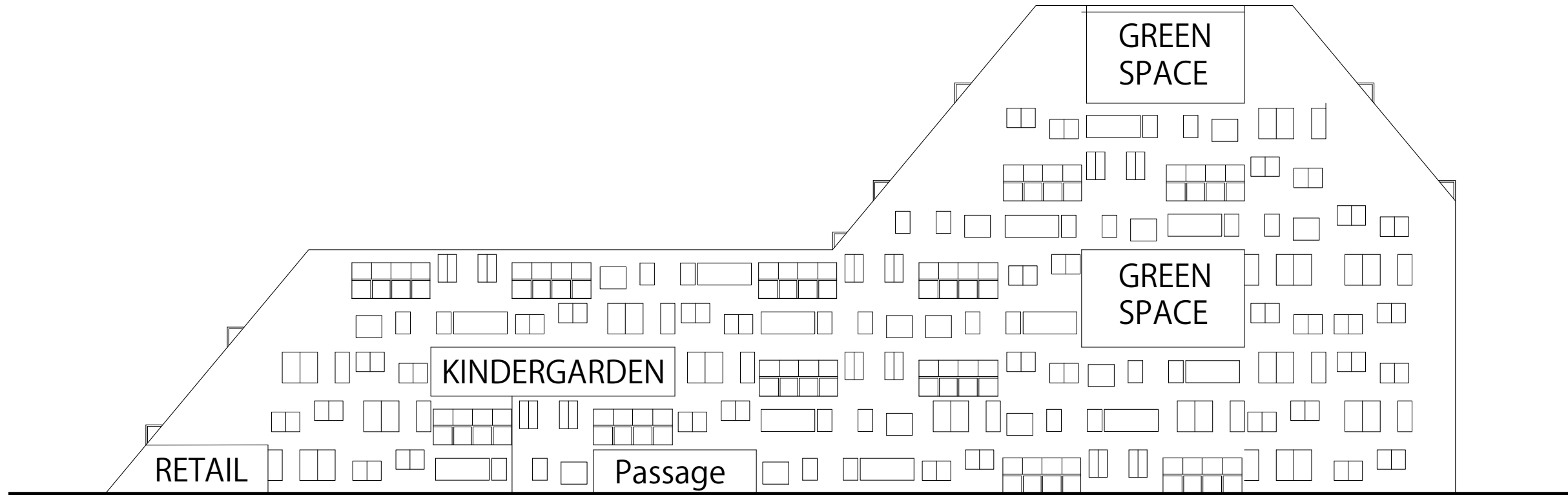
This apartment is composed by three rectangular base modules. The defining element of the plan is the balcony. and the big living room., spaces that are important elements in a Turkish house ( the living room many times is bigger than the bedrooms, the bigger it is the higher the social status )



- Services
- Balconies
- Bedrooms
- Corridors  
Living rooms

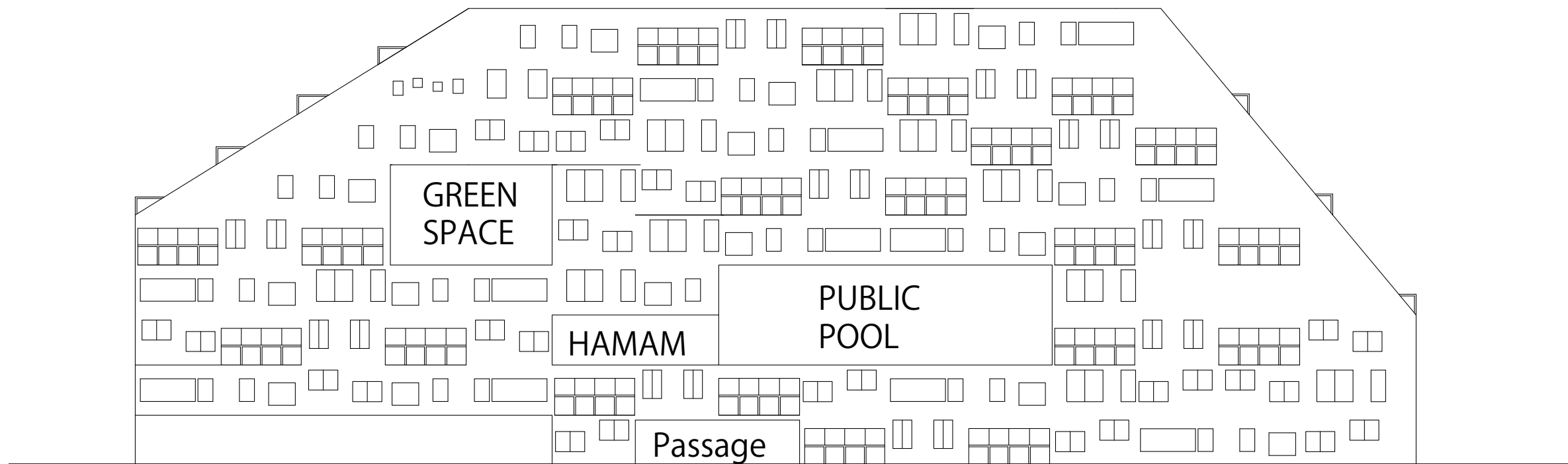
5 m

Final  
Facades

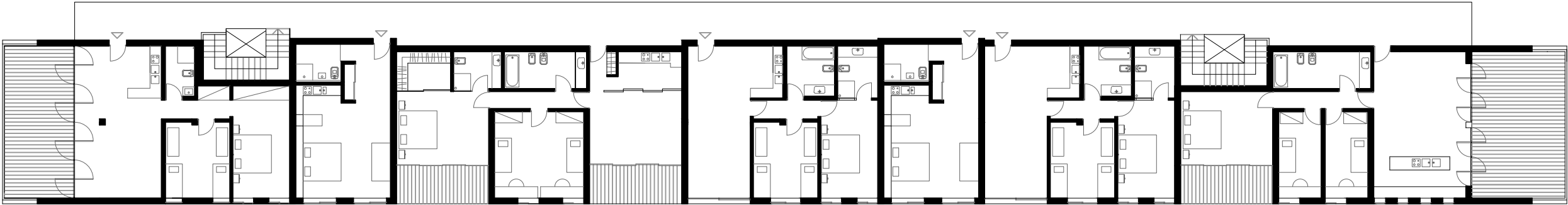


The modules of the apartments are positioned in a random manner in order to create a unique facade everytime we get a new building built.

Also some of the modules are unified in order to host common functions.



Plan example and facades possibilities

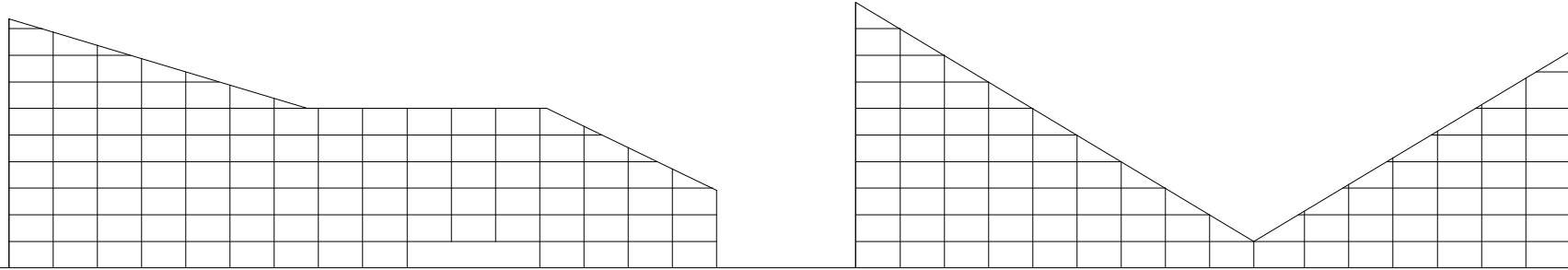
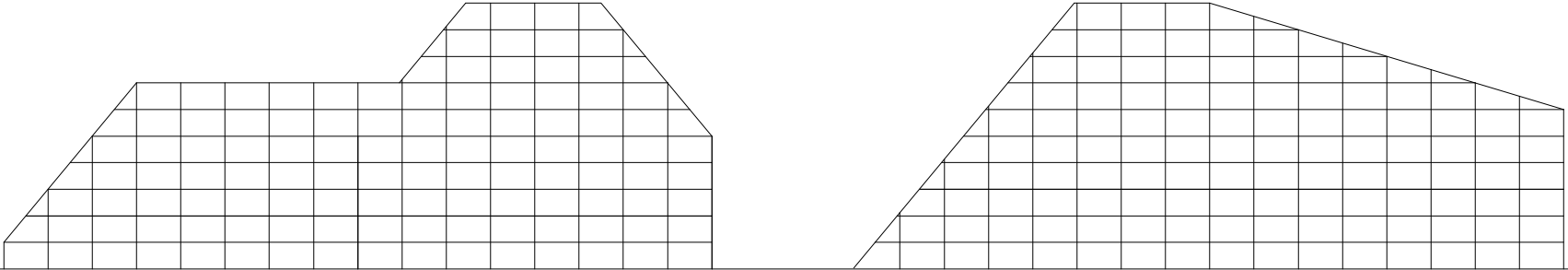


5m

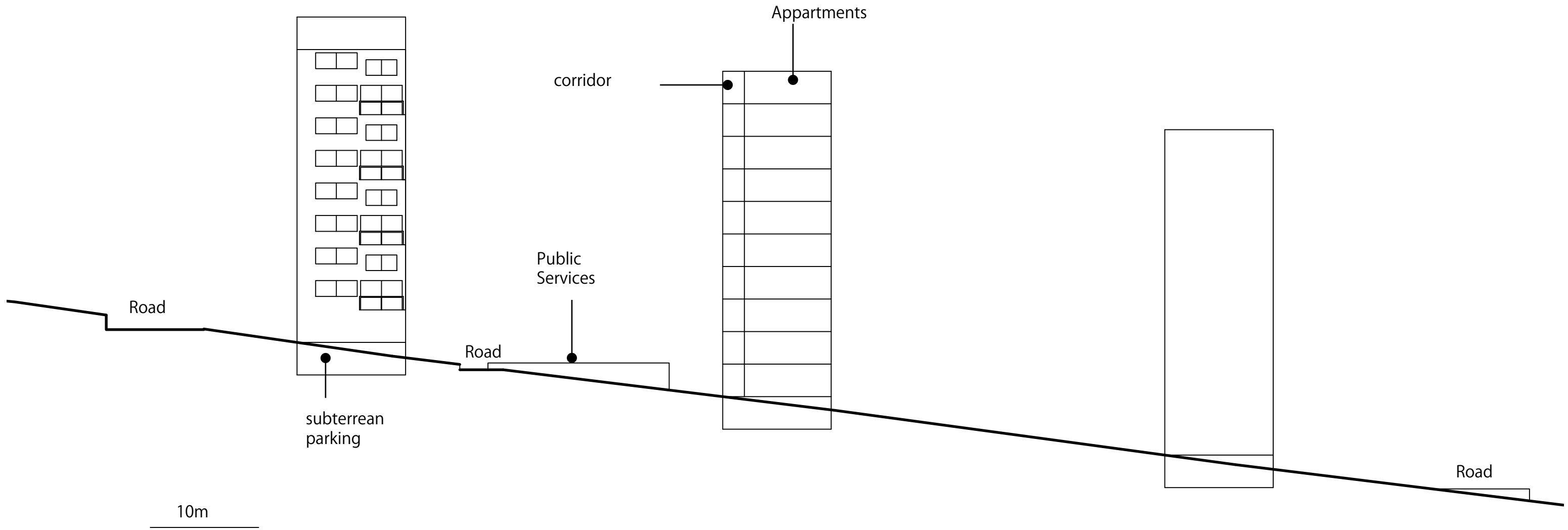
The building itself is composed by different modules of apartments, above we can see a combination, of diverse types of apartments.

The terraces are regulated according to the slope of the buildings facade so in that way we can obtain diverse balconies of diverse dimensions.

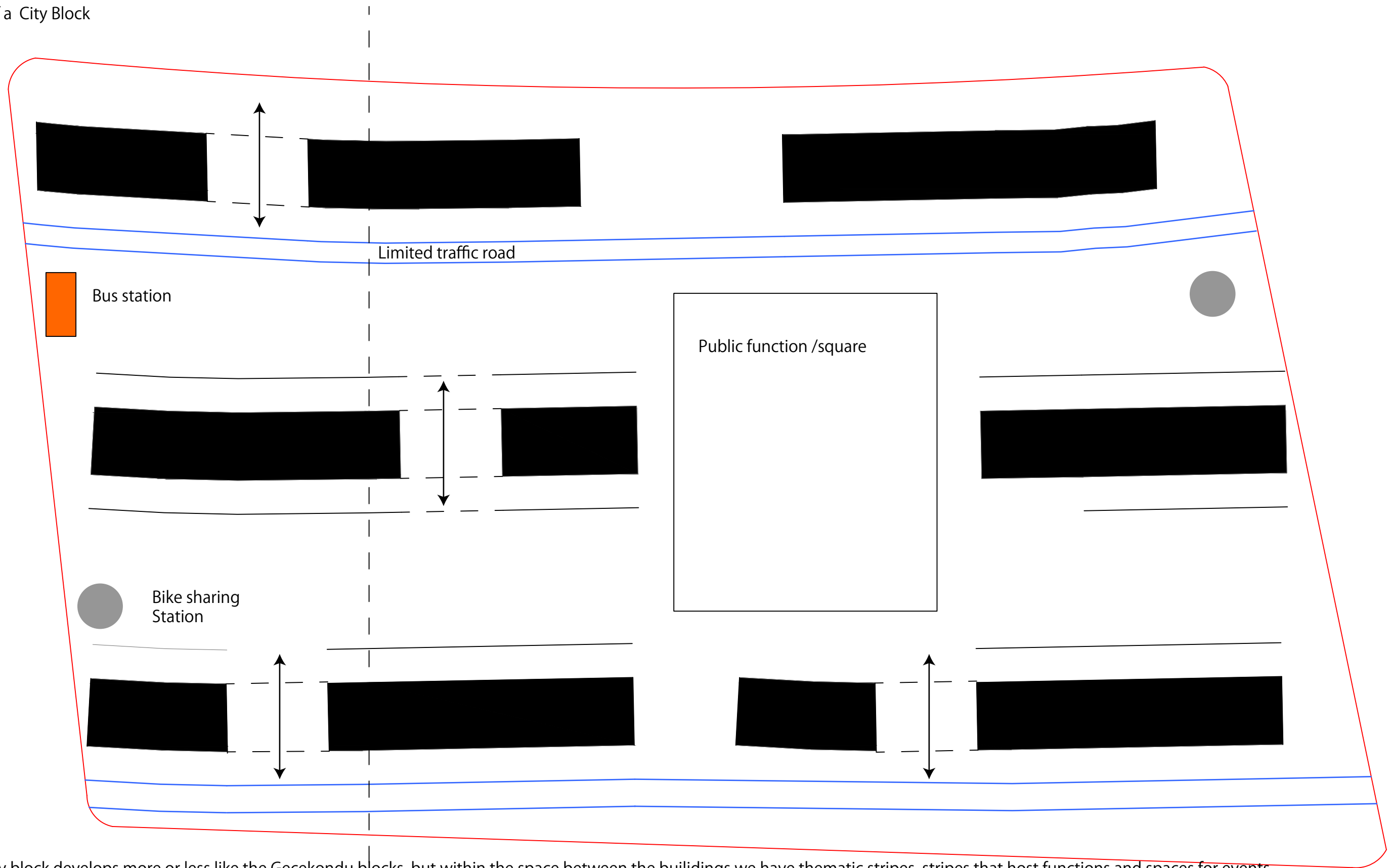
The schemes on the left, are the some examples of the abacus that we can compose our buildings.



Schematic Section



# Scheme of a City Block



The city block develops more or less like the Gecekonddu blocks, but within the space between the buildings we have thematic stripes, stripes that host functions and spaces for events.

One stripe can be mixed retail and culture, another could be leisure areas. When we have a big void between buildings, we can have a square or a public function that needs an excessive use of space.

Around the building we have a buffer zone of 5 meters that provides the floor apartments a safe zone between the public space and their windows. Also the privacy enhanced by the difference of height between the ground of the public space, and the floor of the apartment.





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