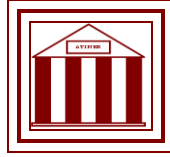


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**Urban Design as a Method for the
Reevaluation of Historical Environments:
The Case Study of Beşiktaş Akaretler Row
Houses**

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Abstract

Historical urban environments and historical city patterns are the most important areas to reflect the city's identity. It is necessary to provide this area's sustainability and to keep such alive by rescuing the buildings which constitute the city's silhouette.

Today's rapid urbanization, increase of population and planning decisions which are not concerned for protection cause the intensification in the historical urban environments, deformation in the historical texture and conversion into the collapse areas. These negative developments had required the measures to be taken for the protection and development of the historical urban environments and their transfer to the next generations.

Within this context, it is known that the urban design applications are one of the most important instruments in keeping the historical environments alive, providing cultural physical, social and environmental harmony. Due to its interdisciplinary nature, urban design has a very significant role in making a good use of the historical environments.

In this study; the significance of the urban design in the applications to be conducted in the historical environments and its role as one of the most effective tools in achieving the basic purposes shall be emphasized. The study area is Akaretler Row Houses which was awarded ULI Awards for Excellence by Urban Land Institute in 2009. Within this context, the history of the area, the analysis prior to the project and the purposes of the project shall be examined, shall be evaluated within the frame of the urban design criteria and the success of the project shall be discussed.

Keywords: row houses, urban design, historical urban environments

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Method

In the study, urban design discipline/historical environment relation is examined first, within the frame of the theoretical researches. Urban design criteria constitute the basis of the research. In determination of such criteria, seven different criteria determined by CAFE (Commission for Architecture and The Built Environment) are taken as the basis. These criteria are character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability, diversity. Moreover, the values acquired by the selected sample area due to the urban design applications are tried to be measured by economic viability, social benefit, environment support criteria.

Material

In the study, first, the books, journals related to the subject were examined as material. Within the frame of the purpose of the study, examples were examined in the electronic libraries and websites related to the urban design/historical environment. In determination of the urban design criteria, the articles relevant to the subject are examined through the website of CAFE. The current state is tried to be explained by on-site observations, photographs of the study area. In addition to this, the results obtained from the surveys conducted (in compliance with CAFE criteria) with the users in the area (the owners of shops, hotels etc.) and the users from outside are evaluated within the scope of the urban design principles and the economic, social and environmental values the examination area acquired by the implemented applications are measured.

Introduction

The cultural values, which survived from the past civilizations until today, having functional, economic, scientific, literal, legendary and aesthetic values, which cannot be renewed once more, gave them a "Historical heritage" nature. The whole created by bringing together the elements in the quality of a historical nature is defined as "Historical environment". Historical environment is defined as follows in the "Inventory Cultural Heritage in Europe" study of Cultural Cooperation Council of European Union; the wholes which are formed in the nature or by people, of which the integrity and artistic, aesthetic, historical, ethnographic, scientific, literal and legendary features are required to be protected and evaluated.

Historical environments are created as a result of the physical, social, cultural, economic and technological conditions of the era or the eras which created them. Due to this reason, the basic purpose of the protection of the historical environment is to protect, develop and maintain the whole values which created them (Ahunbay,1996).

Bernard Feilden groups the values, which require the protection of historical environment, under three main titles as emotional values, cultural values and utilization values. While curiosity, identity, continuity, respect and glorification, symbolic and moral values form the emotional values; documentary, historical, archeological and ancientness, aesthetic and architectural, environmental appearance, landscape and ecological, technological and scientific values for the cultural values; functional, economic (including tourism), social (including identity and continuity), education, political values form the utilization values.

Within this context, it is known that urban design is an important instrument in the protection and reevaluation of the historical environments. "Urban design is the design action for the city of which the social, politic, economic, administrative and physical structure is in continuous change, the building groups with different use and the pedestrian movements feeding these, services and the design of the spaces and objects between these (Karaman,1999).

Urban design is the physical design of the public realm. The purpose of the urban protection is to prevent the disruption of the historical environments, to protect and maintain the entire physical and social values constituting these environments and to integrate such into today's urban life. Within the frame of this purpose, it includes maintaining the urban identity as a result of the urban design in the historical environments, the protection areas, historical building and archeological areas and the entire existing values (Aykoç P.,2009).

Currently, although the historical environments within the city are evaluated within the development plans for protection purposes, these cannot be included within the city life. Due to this reason, the urban design plays an important role in exposing the historical and physical value of these areas and in integrating these areas with the city. Just at this stage, urban design, which at the intersection of the historical environment and single building protection scale, is an effective instrument in protection and sustainability of the urban identity.

As expressed by Barnett, urban design creates a nesting with the protection and renewal systematic in the historical urban environments and presents the requirement for determination of the reconstruction conditions in these environments. The coordination of some issues such as the determination of the historical area, compliance with reutilization, taking the protection ethics into account raise the success in urban design applications. However, in addition to these matters, the significance of the social/cultural and environmental values in the urban design intervention to be performed in such areas should be determined and included in the project.

Commission for Architecture and The Built Environment (CABE) which provides consultancy services to the government in many subjects such as architecture, planning, urban design and landscape in England determined the urban design principles as character, continuity and enclosure, quality of the public realm, ease of movement, legibility, adaptability and diversity.

In this study, the project of Akaretler Row Houses in Beşiktaş County of İstanbul is evaluated with regards to the design principles indicated above and the economic, social and environmental values acquired shall be measured and the success of the project shall be discussed within this frame.

Reevaluation of the historical urban environments and the reasons

The societies reflect their identities to the extent they protect their historical and cultural values and integrate these values into the current ones. In a city, while the identity of the built environment constitutes an important part of the city identity, it also gives clues for the social and cultural life in that city. The richness of the values forming the identity of the built environment is also an expression of the richness of the social and cultural life in the city. This is because the collective identities are social structures established through the spatialization of social life. Also, the identity of the built environment and the social and cultural identity of the society mutually influence each other. Due to this reason, the values forming the identity of the physical environment, which organizes the whole life in a city, is very important in a city (Biol,2007).

Reevaluation means reviving the old value of the historical asset, giving such value back to it, and making it legible, seeable, perceivable

The purpose of reevaluation of the historical environments is to provide the articulation of such environments by means of providing new urban functions for these areas.

The protection of the historical environments is also assumed to be an effective instrument of development. Appropriate use of these areas shall also provide important contributions to the city economically, socially, culturally and environmentally. Moreover, the evaluation of the historical environments is very important with regards to the sustainability principle within the context of the available building stocks in the cities.

Reevaluation should not be considered only as protection of architectural heritage, but also as a part of the cultural sustainability in order to form a model for the new applications to be performed. As a result, the historical environments not being contrary to the current concepts of art and architecture, the connections they establish with the past also respond to a social need. These environments are important in order to provide sustainability. "A person socializing by living in an environment with the indicators of the past shall easily acquire the awareness with regards to the sustainability of culture and shall be aware of the history. The sustainability stipulated herein concerns carrying the symbols of the past in the new life" (Tekeli, 1987).

The importance of urban design in protection of the historical urban spaces

The urban design strategies are very important with regards to the protection of the historical urban environments, acquisition by the city upon being equipped with modern functions, and establishment of multidirectional relations between the environments of these areas and the city. It is well known that the scale in which urban planning and urban protection shall express itself best in the historical urban environments is the urban design scale. Based on its interdisciplinary nature, urban design is an instrument used by the urban protection in evaluation of the historical environments.

Urban design projects are very important with regards to the scale area and application especially in the improvement projects of the historical urban spaces. Urban design process, should be considered and developed separately but in integrated strategies with different dimensions it accommodates (environmental, social, political, economic, sustainability etc.). Since these strategies shall be produced as based on the place, location and characteristics of the area, it shall be possible to produce life environments with identity and original projects.

Within this context, the strategic approaches in the urban design can be listed as follows for the protection of the historical urban spaces:

- determination of the values to be protected (spatial, social, cultural, economic), evaluation of land use, environment relations and access information,
- determination of the type and degree of the aging,
- SWOT analysis and presentation of the development dynamics,
- determination of the legal/organizational, structure, actors,
- determination of the strategic approach for the protection and evaluation of the historical urban spaces, in other words, taking decisions in issues such as restructuring, functional diversification, regeneration
- taking decisions in strategic approaches, development of scenarios,
- designing the projects on the area and the building scale as based on the scenario
- formation and implementation of the action plans together with the actors (Doratlı N. &Önal Ş. 2000).

History of Akaretler Row Houses

The word "akar" in Ottoman Turkish means "that brings in revenues". Akaretler Row Houses were built in 1875 during the era of Sultan Abdülaziz in order to generate revenues for Aziziye Mosque. It was planned that the guards and aghas working at the palace would be accommodated in these houses. The

architectural project was designed by Sarkis Balyan, a member of Balyan family, who had its signature under many important works in İstanbul such as Beylerbeyi Palace, Dolmabahçe Palace. It has a simple language far from decorations and a structure which is not contrary to the current topography inclining upwards. Akaretler has two important aspects as architectural and cultural. First of all, it is the first collective housing project of Ottomans, therefore Turkey. Collective housing thrust had started after this. Secondly, the history created by those living in these houses. The section, which is the entrance section of W Hotel today, was allocated by II. Abdülhamit to Fausto Zonaro (1854 - 1929), who was the palace painter. Zonaro painted many of his paintings which had entered into the world literature.

Figure 1. *Akaretler Row Houses before the restoration*



Reference:<http://www.akaretler.com.tr>

Following the foundation of Turkish Republic, Akaretler Row Houses were transferred to İstanbul Foundations Regional Management, which is under the umbrella of General Directorate of Foundations and accommodated the public institutes and institutions for a very long time. Among these, district governorship, police station, post office, schools, hospital, political party youth center can be listed. After 1980, the General Directorate of Foundations used Akaretler Row Houses for lodging of its own personnel.

The row houses, which are in the nature of first degree historical building, were leased to Net Holding for 49 years following the agreement concluded by the Regional Management of Foundations in 1987. In 1995, the restoration was started by Akaretler Konaklama Tesisleri Yatırım ve İşletme A.Ş. The houses were transferred to Garanti Bank in 2003. The shares of Akarnet were purchased by Hayat Turizm Ticaret A.Ş. in December 2005 and the name was changed as " Akaretler Turizm Yatırımları A.Ş. ".

Akaretler Row Houses

Facade Characteristics

The facades of the houses in Akaretler are designed as similar to each other. It is seen that the street has two different facade arrangement. The first of these facade arrangements shows itself in the buildings of the triangle block in the middle. The entrances of the three storey buildings are pulled to the sides on the facades. There is a semi-circular arched projection with high windows on the first storey supported by the consoles and balcony with iron guardrails on this projection. Second facade arrangement is similar to the first façade arrangement. However, there are no projections in the buildings with the second type of façade arrangements. In place of projections, it is emphasized by a semi-circular arched arrangement on the first storey and again by a balcony with iron guardrails on the second storey. The building top is terminated by thin eaves with friezes and profiles.

Figure 2. *The facades of the Row houses*



Figure 3. *The facades of the Row houses*



Plan characteristics

Akaret Row Houses is on the road where Şair Nedim Street and Spor Street meet as a delta. The plan characteristics and sizes of the many of the row houses are similar to each other. The plan has rectangular shaped parcels.

Street texture

Akaretler Row Houses, of which the architecture is completed by Sarkis Balyan, is agreed to be the best example of the civil architecture of 1870s with the neo-classical front façade design which is far from the effect of the baroque and rococo styles. These figures which influenced the Ottoman Empire in the first quarter of the 19th century in the fields of architecture and settlement styles in addition to the science, art, agriculture and trade, constitute the reflections of westernization movement. Row Houses, which are among the first examples of the westernization movement, were changed as 4-6 storey residences or detached houses with gardens constructed of stone or brick, in place of the traditional stone or wooden houses. The space which was influenced by the westernization movement was modernized and achieved not to be contrary to the historical texture.

More than a closed shopping center, Akaretler had a structure which was mixed with the street texture. The space, which mixes into the daily life without passing through the metal doors, makes you a part of it even while you are passing by, and makes you feel the modernized historical texture, is one of the added values of İstanbul.

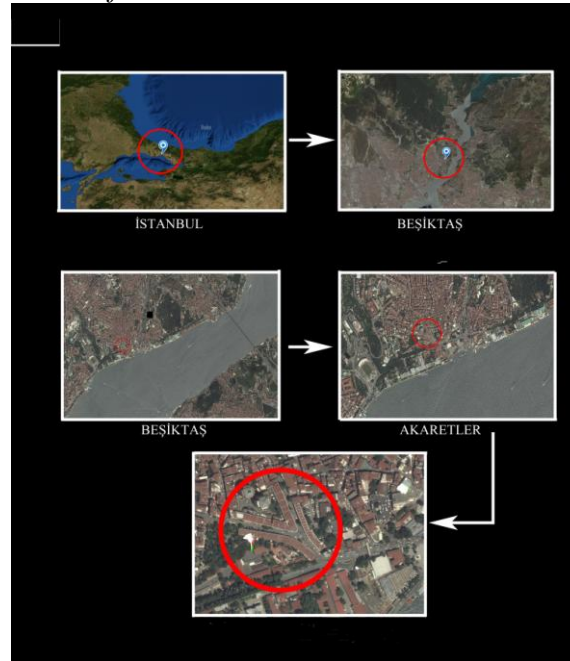
Material and Structure Characteristics

Akaretler Row Houses are constructed with stone construction system. The floor is designed as brick arch floor, entry doors and balcony guardrails are designed as cast iron. The wooden materials were used in the windows. The stairs were constructed as wooden in some units and as stone in others.

The Location Of Akaretler Row Houses In İstanbul

Akaretler Row Houses, which is considered as the first "residence" of Ottoman bureaucracy is on the point where Süleyman Seba Street and Şair Nedim Street meet in the form of a delta. The district gets its name from the Row House group. Akaretler Row Houses between Beşiktaş and Maçka, is located on a slope. These row houses is the most important example of its kind in İstanbul. Thanks to its location on the coast of Bosphorus and in the city center, and its closeness to Nişantaşı, which is the most famous fashion and business center of İstanbul, Akaretler Row Houses address a wide customer mass. It has a privileged value with its special location in the center of the city.

Figure 4. *The Location of Akaretler Row Houses*



The General Description and Characteristics of the Project

The purposes of the project are determined as

- To protect Akaretler Row Houses and to introduce these houses into the social-cultural and commercial life of İstanbul,
- To protect the history and identity of these buildings, the first collective housing project of Ottoman architecture, which has a monumental value and to create a new cultural texture,
- To unite the modern life in Beşiktaş and Maçka regions with the historical texture in this area,
- Since Akaretler Row Houses are located in between two important centers of İstanbul, Beşiktaş and Maçka; to prepare an extensive and dynamic project which includes hotels, residences, stores and offices,
- To create value by creation of an attraction center for the world-famous brands and hotel chains,
- Together with the architectural criteria within the scope of the project, to give the priority to urbanization criteria.

The selection criteria of the area

The selection criteria of Akaretler Row Houses for this project are summarized as below;

- Akaretler Row Houses, with the historical texture, architecture, heritage and monumental structures, constitute an original urban texture.

- Formation of physical aging and collapse risk in the region,
- Availability of very important potentials due to the central location of the region in İstanbul.

Project Approach

Akaretler Row Houses, extending from Beşiktaş Coast to Maçka, noteworthy for its settlement which complies with the topography, which names the region are composed of the module of 72 row houses located on 66 parcels. The current building group within the scope of Akaretler Row Houses Development Project are divided into the blocks of A, B, C, D, E and F. The purpose of this is both to restore the row houses by dividing into groups during the construction and to separate the sections which shall undertake different functions.

Offices are located on block A. Houses are located on block B.

Building island just beside blocks E and F of Akaretler Row Houses on Şair Nedim street is designed as block G. Block G is designed for shopping and multi-storey car park. Blocks E and F are given the function of an "Apart Hotel".

Block C includes the administrative section, restaurant, cafeteria of this "Apart Hotel" and similar activities.

Moreover, the infrastructure needs of the Row Houses are also tried to be solved, a water tank connected to the module is added on the basement floor of each module. Since Akaretler Row Houses are 1st degree historical building, they are modernized with the same materials without destroying the ancient texture on the external facades. For example, the roof tiles and bricks on the roof texture are the original branded bricks and roof tiles used in the construction of the houses in 1875.

Figure 5. *The function distribution of Akaretler Row Houses after the restoration*

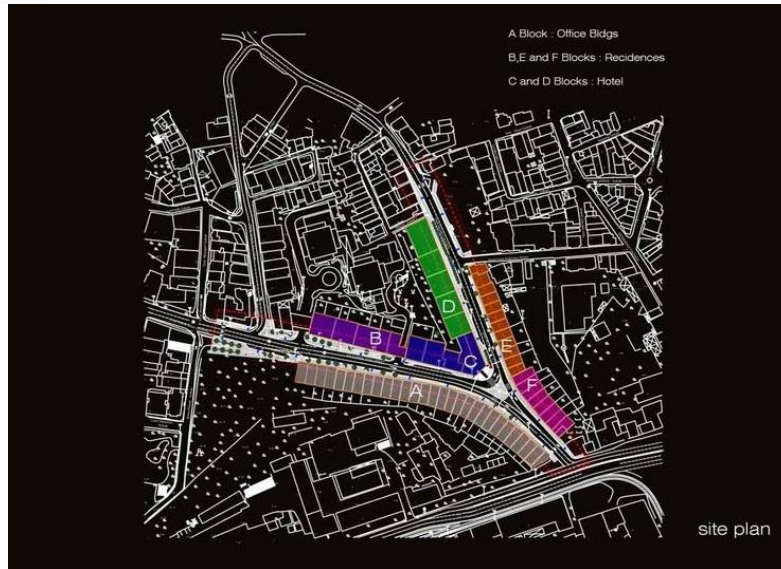


Figure 6. Ground floor function schema of Akaretler Row Houses



In conclusion, in the project

- There shall be a boutique hotel with approximately 130 rooms
- 'Residence' with 84 apartments with different areas
- About 30 stores directly opening to Süleyman Seba Street (2-3 stores can also open into the hotel from inside)
- The offices on block A (on the left side of the street)
- A car park complex with a capacity of 430 vehicles in the block G, which shall also serve the district in general.

Figure 7. General view of Şair Nedim street



Figure 8. *General view of Süleyman Seba street*



The Evaluation of Akaretler Row Houses within the Scope of the Urban Design Principles of the Area and Measuring the Values Acquired

Within this scope, some criteria defined by CABI for measuring the urban design performance are taken as the basis by the British Government and scoring related to the success of such criteria is performed. Field survey was conducted with a total of 83 people. The purpose of this study is to examine the relation of Akaretler with Beşiktaş as based on the results of the surveys. With the questions asked, it is tried to measure economically, socially and environmentally, the urban design performance and the values acquired by the area within this context.

Table 1. Urban Design Analysis Tool by CABE

Urban Design Objectives	Performance Criteria	Strengths	Weaknesses	Evaluation 0=not at all successful 5=very successful 0-1-2-3-4-5
1.Character	A distinct sense of place responding to local context			
2.Continuity and Enclosure	Continuity of frontages and clearly defined public space			
3.Quality of the Public Realm	Safe, attractive and functional public space			
4.Ease of Movement	An accessible, well connected pedestrian friendly environment			
5. Legibility	A readily understandable easily navigable environment			
6. Adaptability	Flexible and adaptable public and private environments			
7.Diversity	A varied environment offering a range of uses and experiences			
Summary				Total Rating

Character

The positive features of a place and its people contribute to its special character and sense of identity. They include landscape, building traditions and materials, patterns of local life, and other factors that make one place different from another. The best places are memorable, with a character which people can appreciate easily (URL 1,2000).

Strengths: The traditional architecture is protected and exposed. Akaretler, which is discriminated from the other buildings in Beşiktaş with its architectural texture, presents its character thanks to its plain and magnificent structure. It's a space which makes you feel the renewed historical texture and the topography on which it is located.

Weaknesses: although the lighted facades identifying the buildings illuminate the road and pavement sufficiently, there isn't any functional lighting system on the street. Moreover, some of the commercial places in the region damage the current texture, with their different applications (sunshades, umbrellas, heating units etc.) at the seating and service sections created in the public realm.

Evaluation:4

2-Continuity and enclosure: Development either contributes to making the urban fabric coherent or undermines it. Urban design is often a matter of adopting good manners, recognizing that every building is part of a greater whole. Successful urban space (including street space) is defined and enclosed by buildings, structures and landscape. The relationship between buildings on a street, and between buildings and the street, are the key to this. (URL 1, 2000).

Strengths: The widths of the street is proportional to the building heights. Clearance height and silhouette display a continuity. The facades, except for a minor part, expose a continuity. Handling the project as an integral area provides the spatial continuity.

Weaknesses: The used in the public realms changing the character of the area also influence the continuity negatively. Moreover, the region which accommodates intense security units, is seen to be limiting within this context.

Evaluation:4

3-Quality of the public realm: The success of the public realm depends on the arrangement of its paving, planting, lighting, orientation, shelter, signage, street furniture, and the way it is overlooked, as well as the routes which pass through it, and the uses in and next to it. The public realm is made up of the parts of a village, town or city that are available, without special charge, for use by everyone. This can include streets, parks, squares, arcades and public buildings, whether publicly or privately owned. It provides the setting not only for everyday life, but also for more formal civic occasions (URL 1,2000).

Strengths: The answers given to the questions whether the public realms in Akaretler are safe, attractive and functional are generally that they are safe, attractive and functional. The majority of those who find Akaratler safe are the owners or employees of the workplaces herein. The reason for that they consider the place as safe that they know both the security systems in their workplaces and the private security units outside. One of the reasons for considering the place attractive is that it has an aesthetic appearance architecturally. With regards to functionality, it has a rich diversity. City furniture, orientation signage, lighting elements and introductory applications on the facades of the buildings also contribute to the public realm.

Weaknesses: The people using Poets Park at the end of Akaretler declare that this area is not safe especially after the football games and at nights. Pedestrian areas are limited to the pavements, lack of outdoor public realms are noted.

Evaluation:4

4-Ease of movement: The convenience, safety and comfort with which people go to and pass through buildings, places and spaces play a large part in determining how successful a place will be. Streets are more than just traffic channels for vehicles, and should offer a safe and attractive environment for all (URL 1,2000).

Strengths: The area benefits from the advantages of the neighboring Beşiktaş square, which is the center of land and marine collective transport systems. Accessibility is quite high. It is stated that the cases in which pedestrian flow is blocked are usually the after work hours. The connections to the square and access points and alternative streets make the area easily accessible. Availability of a car park building in the area with a large capacity prevents the cars from parking in this area and usually the traffic flow is not influenced.

Weaknesses: The cafeterias and restaurants on the pavement of Süleyman Seba street narrow the pavement and influence the pedestrian circulation negatively. The pedestrian movement is limited on Süleyman Seba street on which the vehicle traffic is intense on specific hours of the day.

Evaluation:3

5-Legibility: Landmarks, gateways and focal points help people find their way. Vistas create visual links between places. Planting can emphasize pedestrian routes. Visible routes and destinations, and a visible choice of routes, will contribute to making a place feel safe and

unthreatening. Places where form, layout and signage make them easy to understand are likely both to function well and to be pleasant to live in or visit (URL 1,2000).

Strengths: The area is easily perceivable and legible from outside. At the same time, it creates a door effect and a triangulation point while going up from Beşiktaş square. City furniture, planting, paving, lighting etc. make the space legible.

Weaknesses: The change of function in the area causes the historical texture not to be legible. In addition to this, some shortages are also noticed relevant to the signage and orientation.

Evaluation:4

6-Adaptability: Places need to be adaptable at every scale. A household makes different demands on a house as children are born and grow up. Towns and cities as a whole have to adapt as industries rise and decline, demand for housing and the nature of workplaces changes, and buildings and infrastructure age (URL 1,2000).

Strengths: The area accommodates harmonious public and private areas to respond partly to the needs to change in future. It has a dynamic structure to meet the potentials of the area in which it is located.

Weaknesses: The functions given to the buildings as a result of the restoration works performed on the area do not provide much adaptability for the change of use in the future years. Being located on the axis of a strong motor vehicle transportation prevents the roads surrounding the area from

being converted into only pedestrian access. Moreover, the historical and cultural heritage nature of the area limit its adaptability and the fact that it belongs to the private sector shows that it does not have adaptability for public management.

Evaluation:3

7-Diversity: The mix of uses (whether within a building, a street or an area) can help to determine how well-used a place is, and what economic and social activities it will support. A mix of uses may be appropriate at a variety of scales: within a village, town or city; within a neighborhood or a street; or even in a particular building (URL 1,2000).

Strengths: The area creates diversity with the function it accommodates. First of all, accommodating different functions as housing, office, commercial areas basically, make continuous use of this area day and night and create a different environment. The availability various art galleries and a museum in this area which offers diversity of use, makes Akaretler Row Houses area important with regards to the diversity.

Weaknesses: However, the surveys conducted show that this diversity of functions addressing a certain user mass due to socio-economic reasons, cover a limited society. The integrity of any function or functions with the nature of being a point of attraction for the citizens is not formed.

Evaluation:3

In the evaluation performed in order to determine the urban design quality as a results of the surveys conducted on the area, the "project area" had received total 25 points over 35 points. Following this evaluation, the economic viability, social benefit, environment support values that the project area acquired by the urban design applications, are tried to be measured. Within this context;

Economic viability: An extraordinary increase is observed in the rental and sales values of the real estates in the area and environment following the urban design applications in the area. This is also in direct proportion to the intense demand increase for the area. When evaluated within Beşiktaş region, it is noted that the highest rental fees in the region are within the project area. These proportions can also be seen in the results of the surveys. While a house with an area of 150 m² on Süleyman Seba and Şair Nedim Streets was sold for 300.000 TL before the application of the project, this figure was raised to 500.000 TL following the application of the project.

Moreover, it was indicated that the occupancy rates of the hotel in the region were quite satisfactory economically. The economic value created by the urban design quality returned beneficially to the hotel and the area.

However, the land values in the city and the urban benefits created over the title cause specific classed to become privileged. When the international applications and the applications in our country are evaluated, it is observed that the old users were obliged to leave their places unwillingly, in the historical urban environments within the scope of the process of this study.

Social benefit: The areas, which the individuals refrained from using before the project, were converted into lively social areas today. Also, the area increased its prestigious thanks to its closeness to the business centers in addition to the historical and touristic places of İstanbul

The area which is very close to Beşiktaş square, is lively with the street restaurants, international activities organized in the hotel, midnight shopping days organized in the stores and new opened Atatürk Museum and is converted into relaxation, strolling, entertainment spaces for the individuals. Beşiktaş Square could not go beyond being a transfer center today. Akaretler Row Houses is designed to meet this shortage and needs. In the area which is developed as a tourism area, an increase in the functions addressing the local and foreign visitors is observed.

However, the expensive nature of the commercial areas in Akaretler and addressing mostly the high income group, prevent this area from being used by different groups. Within this context, it is observed that this project does not address the whole people living in the city, and is not integrated with all the groups socially.

Environment support: Within this context, all the infrastructure is renewed in the area, rainwater drainage systems are set up, the installation elements causing visual pollution and posing a danger such as the electricity and telephone cables were laid underground. All the buildings were regenerated as based on a holistic approach. Solid waste control is provided, and urban spaces are freed from being a garbage dump. City furniture is designed in a way to reduce a specific standard and maintenance costs.

There are new lighting fixtures on the building facades and public realm. In addition to this, environmental support is increased through landscape and planting works.

However, it is observed that the environmental values acquired do not continue in Beşiktaş, just beside this area. This area which is differentiated from the region it is located in within this context, is subject to being isolated in the region.

Conclusion

Within the direction of the protection, development of the historical urban environments and keeping such alive, it is required to provide spatial, socio-cultural, economic and environmental integration. In this context, the urban design handling in a holistic manner, the relations of the use of structured area and open area with each other decreasing from areal scale to point scale, is a very important instrument.

One of the main strategies for urban design in the historical environment, is to regenerate giving a new function to buildings and environment in the accordance with tendencies of community. Besides physical influence, economic, social, cultural and environmental elements shaping the place should be considered in urban design process.

In this study, as a result of the performance measuring conducted on Akaretler Row Houses by taking the urban design criteria determined by CABE as the basis, it is determined that the spatial performance is quite successful. The urban design application in the area eliminated the physical aging and collapse risk in this area and at the same time, also the historical identities of the buildings, which are the first collective housing project of Ottoman architecture and have a monumental value, were protected. Akaretler Row Houses, which were in the state of a collapse area before the project, were introduced to the city their location, historical identity and values.

On the other hand, it is not possible to say that this spatial success achieved by the urban design applications also continued in the economic, social and environmental value acquisitions in the study area. As a result it can be derived that the urban design applications performed on Akaretler Row Houses;

- economically: caused user change in the area due to the increase created in the real estates and the economic value acquired only addresses a specific group,
- socially: the offices, houses and especially the commercial areas in the public realm included here target the high income group,
- environmentally: did not integrate with the area.

However the basic criteria which should be taken into consideration in the urban design applications should be "the balance of spaces which are under private and public control" and the urban design should be seen as a social, cultural, economic, environmental and multi-actor process within this context.

As a result, historical urban environments are the spaces arranged in human scale, which reflect the social, cultural, economic structures and life styles of the past. In the urban design applications which step in at the stage of introduction of these areas to the city after the reevaluation, it should be started off from such data and it should not be forgotten that the urban design is "a balance action" above all.

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