

## A Minor Look at Urban Transformation Applications in the World

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### ABSTRACT

*Urban transformation is one of the most important issues of the century, which may mean renewing / transforming with social and economic programs that have lost its quality in time and adding value to the city by changing / transforming social and economic programs. The connection of people with space constantly leads to a search for innovation. In this study, some transformation examples which are made in the world, especially in Europe, are mentioned and together with the results of the research, the contributions to the urban life are studied.*

### INTRODUCTION

When we look at the equivalents in the world, we can talk about two applications of urban transformation in general; on-site transformation, that is, the reconstruction of a particular area of a city by demolishing the stage and the other type of transfer. In other words, the transfer of a part of the city to another location is the demolition and rebuilding of the empty houses. In urban transformation practices in developed countries, in order to satisfy the participants, on-site transformation approach is preferred.

In order for urban transformation to take place, the following three distinguishing features should be determined:

- To change the nature of a place and to involve other actors who have a say in the future of the place in question,
- To involve a wide range of objectives and actions that intersect with the basic functional responsibilities of the state, depending on the region's potential and specific problems,
- Although the specific institutional structure of the partnership may vary, it often involves a partnership structure between different stakeholders [1].

Urban transformation can be expressed as aware, systematic and planned action towards a whole city or a specific settlement area. This concept was initially used to describe the state-intervention housing construction process in Northern European countries. States have

played an active role in the restructuring of the cities that were destroyed by the wars. The urban transformation practices, which have been made in order to increase the quality of life of the people, have had a positive effect on the social life [2]. Since the 1980s, the concept of urban transformation has been developed in Europe and the United States, in order to guide the population and finance directed towards urban centers and to improve the physical texture of the space [3].

In 1992, the first European Urban Charter based on cooperation, which was not a contract, was presented to the signature of local governments, based on urban policies within the framework of the European Campaign for Urban Renaissance in the framework of the Council of Europe's slogan "for better living in the settlements". The European Urban Charter is composed of 13 principles and a declaration prepared in parallel with these principles. In the 20-item declaration, the rights of the city dwellers living in European settlements were defined. These rights:

- Security: To a secure and safe town, free, as far as possible, from crime, delinquency and aggression;
- An Unpolluted and Healthy Environment: To an environment free from air, noise, water and ground pollution and protective of nature and natural resources;
- Employment: To adequate employment possibilities; to a share in economic development and the achievement thereby of personal financial autonomy;

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- Housing: To an adequate supply and choice of affordable, salubrious housing, guaranteeing privacy and tranquility;
- Mobility: To unhampered mobility and freedom to travel; to a harmonious balance between all street users - public transport, the private car, the pedestrian and cyclists;
- Health: To an environment and a range of facilities conducive to physical and psychological health;
- Sport and leisure: To access for all persons, irrespective of age, ability or income, to a wide range of sport and leisure facilities;
- Culture: To access to and participation in a wide range of cultural and creative activities and pursuits;
- Multicultural integration: Where communities of different cultural ethnic and religious backgrounds co-exist peaceably;
- Good quality architecture and physical surroundings: To an agreeable, stimulating physical form achieved through contemporary architecture of high quality and retention and sensitive restoration of the historic built heritage;
- Harmonization of functions: where living, working, travelling and the pursuit of social activities are as closely interrelated as possible;
- Participation: In pluralistic democratic structures and in urban management characterized by co-operation between all the various partners, the principle of subsidiarity, information and freedom from over-regulation;
- Economic development: Where the local authority, in a determined and enlightened manner, assumes responsibility for creating, directly or indirectly, economic growth;
- Sustained development: Where local authorities attempt to achieve reconciliation of economic development and environmental protection;
- Services and goods: To a wide range of accessible services and goods, of adequate quality, provided by the local authority, the private sector or by partnerships between both;
- Natural wealth and resources: To the management and husbanding of local resources and assets by a local authority in a rational, careful, efficient and equitable manner for the benefit of all citizens;
- Personal fulfillment: To urban conditions conducive to the achievement of personal well-being and individual social, cultural, moral and spiritual development;
- Inter-municipal collaboration: In which citizens are free and encouraged to participate directly in the international relations of their community;
- Financial mechanisms and structures: Enabling local authorities to find the financial resources necessary for the exercise of the rights as defined in this Declaration;
- Equality: Where local authorities ensure that the above rights apply to all citizens, irrespective of sex, age, origin, belief, social, economic or political position, physical or psychological handicap [4 and 5].

In the aftermath of the Second World War, many transformation initiatives have been implemented in Europe to ensure sustainable development.

Until recently, many historical cities have undergone a process of restructuring in order to create more sustainable and livable cities, and often for new post-industrial uses related to culture, tourism and technology.

Past urban regeneration programs have been considered as the revitalization of central business districts and the gentrification of old residential areas. Over time, urban transformation has evolved into a policy based on less destruction and more renewal and partnership projects between public / private institutions [6].

The urban transformation projects in Turkey, particularly Municipality Law No. 5393 and 6306 No.

Disaster Risk with the Law on Transformation of Areas Under the state-regional basis conversion work has gained momentum in recent years and widely-site conversion application was performed [7].

### APPLICATIONS AND OBTAINED RESULTS IN THE WORLD

Urban transformation projects carried out in the world are among the most popular ones in Japan: Hiroshima-Danbara, La Defense in France, Trafalgar Square in England and Guangzhou-Parl River in China [8].

Apart from these, there are also urban transformation practices among Western European countries, which were implemented in

Brazil together with Germany, France, England and Spain.



**Figure 1.** *Meyers Hof social housing*

In Germany, the prevalence scale of housing blocks bearing the name Mietskasernen and the privileged place it occupied in the city view led to the perception of Berlin as Mietskasernen City. It was built according to certain building rules between 1853 and 1887 as typical workers and poor houses, each with 25 to 650 inhabitants. The façade of the Berlin block is at least 20 meters facing the street and has at least three 25 m<sup>2</sup> courtyards and 7 floors. The 56-meter side walls are without windows [9]. The most famous and large of these is the rental block known as Meyers Hof in 1872 in the Wedding district of Figure 1 [10]. The block was built on an area of 40 meters wide and 140 meters deep on Field Street (Ackerstraße) with the name of the region, which was previously an agricultural area. It consists of 6 buildings and 1 additional building and three inner courtyards, each designated as 10x40 meters [11].

Especially in continental Europe, a city has undergone changes in history in unprecedented dimensions. The blows of social shocks raise the capital of modernity from the rubble of the most privileged city of Paris, Ancien Régime, the heart of France. Not only in Paris, but also in London and Berlin left behind the gothic memories of the Middle Ages. Destruction breaks down life. At no time in history, demolition and construction was such a large scale and authoritarian, the aesthetics of the ruin was not subject to this extent. The dimensions of the land, the uniformity of the façades and the order of symmetry in the new city, contradict the complexity, surprises, stories and finally the existence of the previous one. While modern transformation suppresses all urban spaces before it, the aesthetics of modernity has begun

to settle in the city. In the name of protection, with the help of old urban traditions or coincidences, a number of buildings, monuments and streets remain trapped between the newly constructed boulevards and buildings aligned with ceilings, continuing to carry gothic and baroque aesthetics. However, as gothic and baroque beings begin to break away from the urban total, they lose their former function; the new space that surrounds them is perceived as an aesthetic object. Paris, which is the most widespread, deep, dense and violent settlement of the transformation that lost its brakes with unique borrowing mechanisms, is now the name of the new and the new fetish, spreading its dominance over all forms of use and appreciation [9].

London has moved on to partial plans to protect large land properties, not to master plans to explore common consensus. In particular, public works from the 17th to the 19th century include kingdoms, public, private or commercial buildings, road and park designs. Classicism is accepted as the dominant aesthetic orientation. With the increasing demand of the proletarian and poor population, the collapse areas resulting from the poor-quality supply of the speculators are tried to be solved by cleaning and restructuring activities. A significant change will affect the urban area after the 1830s. A new gothic animative tendency is preferred by leaving classicism as a style of taste. The necessities of modern life and the need for a new organization of the city are regulated by a structure that produces high rents while changing the long-term lease format and introducing new uses. The typical result of the Haussmann plan, rent and spatial segregation are dominant in London regulations from the beginning. The aesthetic orientation that accompanies this space organization is consolidated with the square style of the classical style. While Paris is the city of open squares and wide boulevards, Berlin is the city of Mietskasernen; London silhouette is illustrated by the Covent Garden, the Regent Square, St James Square, Belford Square, and the like, with the transformation of traditional large areas [9].

Barcelona in Spain enters the second half of the 19th century with the Example plan. This plan is the Cerdà plan, which focuses on the idea of equality, social benefit, balance in the urban-rural relationship and the integration of work and housing in the landscape. The vision of the city that predicts the future becomes evident by

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the importance it attaches to the roads. Cerdà, the creator of the term urbanization, shapes the new Barcelona plan, Example by putting his strong ideas based on long research into a strong theoretical frame work. Cerdà's focus on the housing problem of the working class, the idea of rural urbanization, the importance of modern demands, and a better understanding of the city have made the Example plan a sustainable one [9].

22@Barcelona, in cooperation with local and national institutions (eg Barcelon Activa, Puerta 22), universities, R & D units, local associations; Barcelona-Poblenou is a transformation project in Spain with an area of 198 hectares, 115 blocks, which was implemented in 2002-2008 to provide industrial heritage protection, urban renewal and economic revival [12].



**Figure2.** *Barcelona urban transformation zone*

The 22 @ Barcelona project, which was approved by the Barcelona City Council in 2000, aimed at transforming the old industrial area in the city center into a productive region (Figure 2). The transformation led by the 22@Barcelona project enables the creation of a new business area with 3.2 million m<sup>2</sup> of face measurement to encourage production activities in the city center. After a period of 10 years, the reorganization of 70% (about 2.8 million m<sup>2</sup>) of the region was completed. 42% of the re-urbanization studies have been completed or are continuing and the total cost has been calculated as 112 million Euro. In the past, the economy of the region was based on family businesses, transportation facilities, warehouses, suppliers and metallurgical industry. In this project, it is planned as new creative mixed areas that include high-tech industries, residences, offices, trade houses, hotels, social facilities and open spaces for mixed and intense use. Recently,

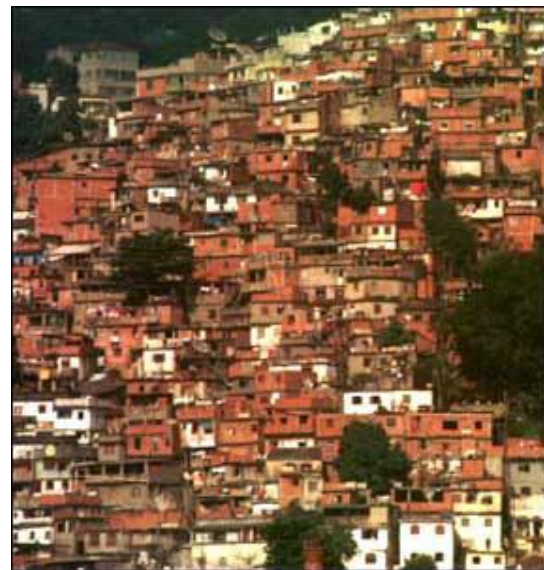
1,502 companies and establishments were established in the region and between 100,000 and 130,000 new jobs were created.

Depending on the specific obligations, the zoning density increase for the private sector (2 to 2.7) and reallocation of the land have been ensured. The establishment of an incentive system for the transformation, payment of the cost of urbanization, the mandatory existence of defined activities, approximately 30% of the land converted area is divided into schools, community centers, aged nursing homes (10%), green areas (10%) and social housing (Figure 3).



**Figure3.** *Barcelona urban transformation study*

Favela-Bairro Project, municipal development directorate, city government, various NGOs and private sector cooperate; Copacabana-Ipenema, Rio de Janeiro, Brazil, with a population of 235,000, the first two stages between 1994 and 2007, the third phase of the year 2010, infrastructure development and social housing constructions in the area is a slum improvement transformation area [6].



**Figure4.** *Favela-Bairro urban transformation area [13]*

Squatters are unauthorized structures where people do not own land or pay taxes. The squatter houses in Rio de Janeiro began to be seen in the late 19th century. Due to rapid urbanization in Brazil, especially in the second half of the last century, the poor had no choice but to settle in these communities and more and more shantytowns were being formed. Favela-Bairro is the largest slum improvement program to be implemented in Latin America with 900 million dollars funded by the Inter-American Development Bank and the local government (Figure 4).

### CONCLUSION

When the examples in the world are examined with a minor perspective, urban transformation applications primarily aim to have public places widespread in the field, improvement of slum and skewed urbanization in urban scale, and not to make ordinary works in historical regions away from urban traditions and aesthetics. In order to implement these practices, it is necessary to provide security, health, employment, housing, circulation, sports and recreation areas, cultural activities, economic development and justice. Urban transformation studies in Germany (Meyers Hof), France (Paris), Spain (Barcelona), Brazil (Favela-Bairro) are among the most known and idealized practices of the century.

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