

ISTANBUL TECHNICAL UNIVERSITY ★ GRADUATE SCHOOL OF SCIENCE
ENGINEERING AND TECHNOLOGY

**THE CHALLENGE OF CHANGING IDENTITY IN URBAN
TRANSFORMATION PROCESS: KÂĞITHANE CASE**

M.Sc. THESIS

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Department of Architecture

Architectural Design Programme

SEPTEMBER 2016

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İSTANBUL TEKNİK ÜNİVERSİTESİ ★ FEN BİLİMLERİ ENSTİTÜSÜ

**KENTSEL DONÜŞÜMÜ SÜRECİNDE KİMLİK DEĞİŞİMİ TARTIŞMALARI:
KÂĞITHANE ÖRNEĞİ**

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Date of Defense : 2 September 2016

To my dear parents and my lovely brother,

FOREWORD

There are so many people to thank during this study. I would like to start to thank my thesis supervisor Assoc. Prof. Dr. Elmira Ayşe GÜR and express my deepest gratitude for her guidance, criticism, efforts and patience since the beginning of this process.

I also would like to convey my endless appreciation to my family for all of their valuable support and confidence in me the whole of my life.

It is a great feeling to have a big number of good friends, who makes easier everything. Thank you all, you know all who you are.

August 2016

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ABBREVIATIONS

TOKI	: Housing Development Administration of Turkey Information (Toplu Konut İdaresi Başkanlığı)
İBB	: İstanbul Metropolitan Municipality (İstanbul Büyükşehir Belediyesi)
İETT	: İstanbul Electricity Tramway And Tunnel Administration (İstanbul Elektrik Tramvay ve Tünel İşletmeleri)

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THE CHALLENGE OF CHANGING IDENTITY IN URBAN TRANSFORMATION PROCESS: KÂĞITHANE CASE

SUMMARY

Nowadays, one of the universal and controversial issues is urban identity. Urban identity is subject to much argument due to globalization, particularly in the context of urban transformation which has taken place all around the world. Turkey is not an exception in this regard. Urban identity is a continuous but shifting notion. The concept of “urban identity” is a consequence of urbanization of cities. In urban transformation process, cities are transformed brutally. As experienced and noticed in a variety of previous urban transformation projects all over the world, applying urban transformation has been accompanied by successes and problems. Although some projects have been done in real situations, noticing all aspects of the society, architecture, economy, and their results indicate unacceptable destructive changes in residents’ lives. Moreover, some of these converted settlements are still problematic with increased predicaments that produced by urban transformation itself. Some of these adverse difficulties are losing the sense of place and urban identity. Therefore, in this study identity and the aspects that affected it in urban transformation, considering a special place, were investigated.

One of the critical areas in Istanbul which has experienced urban transformation and identity change is Kâğıthane. The Çeliktepe quarter of Kâğıthane is selected for a holistic approach to this study. The urban transformation which has been implemented in this neighborhood is not as a sample project. The changing process of the district has taken place during a long time with different industrial, economic, and population changes in the area. These changes have a direct effect on the district’s physical structure. In various eras, the neighborhood has witnessed different changes. First of all, the squatter regions had been constructed in the district’s empty agricultural spaces. After that, these quarter buildings have passed transition processes of squatter to apartkondus and finally apartkondus have converted to apartment buildings. These changes were not precipitates to causing panic between the settlements. Like resident’ economic growth the speed of district’s changes is very slow. It gives opportunities to residents for adapting with changes.

In this dissertation, it has been tried to understand the effect of these physical changes in district socio-cultural and socio-economy structures. Also, this study aimed at investigating how these physical changes switch the sense of place and urban identity. To achieve these results, a mixed method of the qualitative and quantitative methods has been used to analyze the urban transformation in Çeliktepe informal settlement. We think residents are the critical factor for analyzing the neighborhood’s changes and position. So, in addition to library research and observation, a questionnaire and an interview have been carried out for collecting the data. The survey had been done with eighty people. The questions tried to meet the answer the study’s main issues about neighborhood’s socio-cultural, socio-economy, neighborly relations and physical situation of the area.

The results show that urban identity has directly affected by urban transformation. Any physical changes make differences in the social structure of the neighborhood. District changes have affected the sense of place directly which includes the shifts in resident's place attachment, satisfaction, belonging, affordability, and displacement sense in the area. When some functions are newly added to a zone, new people with different cultures and habits replace the previous local residents. Each of the new-comers takes their socio-cultural structure and requires with themselves. So this phenomenon affects the social identity. Sometimes there is a big gap between the neighborhood's locals and newcomers.

Keywords: urban transformation, urban identity, social identity, physical identity, Place attachment, Kâğıthane.

KENTSEL DONÜŞÜMÜ SÜRECİNDE KİMLİK DEĞİŞİMİ TARTIŞMALARI: KÂĞITHANE ÖRNEĞİ

ÖZET

Kentsel nüfusun büyüme hızı dünya nüfusunun büyüme ortalamasından daha hızlıdır. Kentsel alanların hızlı endüstrileşmesi ve kent merkezlerine doğru yaşanan yoğun göç buna neden olmaktadır. İstanbul gibi metropol kentlerde bu hız çok daha yüksektir. Kentlere gelen bu yüksek yoğunluklu nüfusa, acil konut sağlanması gerekmektedir. Nüfus için yeterli yerleşim alan sağlanması öncelikli talepler arasında bulunmaktadır. Tüm bu etkenler kentsel dönüşüm projelerinin ve bölgelerdeki konut yoğunluğunun artmasını gerektirmektedir. Bu sebeple kentsel dönüşüm günümüzün en güncel ve tartışılır konulardan biri olarak karşımıza çıkmaktadır. Kentsel dönüşüm zaman içerisinde, yaşam kalitesini artırma amacıyla yapılan, doku değişikliklerine sebep olan değişim sürecidir. Bu kavram 19. yüzyılın sonlarında, 20. yüzyılın başlarında kentlerin küreselleşme süreci ile birlikte oluşturulmuştur. İlk defa Avrupa ülkelerinde yeniden yapılanma süreci ile ortaya çıkmıştır. Kentsel dönüşümün genel amacı, yaşam kalitesini yükseltmek, yaşanabilirliği artırmak, ekonomiye katkı sağlamak ve kentin ulusal ve küresel ölçekte diğer kentler ile mücadeleye girebilmesini sağlamaktır.

Tarihi ve coğrafi konumlarının yanı sıra, kentler kendi sosyal yapı, ekonomik ve siyasi bağlarına göre de değişime uğramaktadır. Sadece fiziksel olmayan bu değişimler; kentsel kimlik gibi dinamik sistemleri de içermektedir. Kentsel kimlik kavramı, kentleşme ve küreselleşme bağlamında, kentsel dönüşüm ve onun etkileri nedeniyle değerlendirilmektedir. Küreselleşme ve küresel kentler oluşturma fikri kentlerin kimliklerini kaybetmelerine ve birbirlerine benzemelerine sebep olmaktadır. Bu nedenle bu konsept başarısız olmuştur ve sürdürülebilirlik kavramı yeni bir konsept olarak ortaya çıkmıştır. Sürdürülebilirlik bağlamında yapılan değişiklikler, bölgelerin orijinal özellikleri korunarak ve güncel yaşam şartlarına adapte etmeye çalışılarak yapılmaktadır. Mimar ve sosyologlar problemleri ortadan kaldırmak ve değişim sürecini en az müdahale ile başarılı şekilde gerçekleştirmek için büyük zorluklarla karşılaşmaktadır. Kentsel dönüşüm sürecinde kentler radikal bir biçimde dönüşüme uğramaktadır.

Tüm dünyada geçmiş yıllarda deneyimlendiği gibi, kentsel dönüşüm projelerinin uygulanması başarıları ve problemleri de beraberinde getirmiştir. Türkiye’de kırdan kente göç büyük kentlerde hem mekansal hem de sosyal sorunlara neden olmuştur. Gecekondulaşma bu sürecin mekansal boyutunu oluştururken, kentle bütünleşememe, sosyal dışlanma ve kent yoksulluğu sürecin sosyal boyutuna işaret etmektedir. Kırdan kente göçün sosyo-mekansal bir süreç olarak incelenmesini içeren bu tez çalışması, gecekondu alanlarındaki dönüşüm ile kır kökenli kişilerin kent hayatıyla bütünleşmeleri arasındaki ilişkiyi bulmaya çalışmaktadır. Bu çerçevede içinde bu çalışma bir grup araştırma sorusuna cevap bulmaya çalışmaktadır. Fiziksel değişimlerin bölge nin sosyo-kültürel yapısında etkisi nedir? kentsel dönüşüm nasıl kent kimliğini değiştirir?. Bu soruların cevapları ile birlikte; tezde kentsel kimlik ve kentsel dönüşümden etkilenen yönler tartışılmıştır.

İstanbul'un en kritik yerlerinden biri olan Kağıthane, kentsel dönüşümü ve kimlik değişimini tecrübe etmiştir. Çalışma kapsamında Kağıthane'nin mahallelerinden biri olan Çeliktepe alan çalışması için seçilmiştir. Buradaki kentsel dönüşüm diğer kentsel dönüşüm projelerinden farklı olarak uzun vadede, farklı endüstriyel, ekonomik, demografik değişimler ve göçlerle meydana gelmiştir. Bu değişimler alanın fiziksel durumunu doğrudan etkilemiştir. Farklı zaman dilimlerinde farklı değişiklikler yaşanmıştır. İlk olarak tarımsal alanlara gecekondu inşaa edilmiştir. Daha sonra gecekondu apartkondulara dönüştürülmüştür. Apartkondu adı verilen bu yapılar, gecekonduların gelişmiş ve fazla katlı halleridir. Ancak apartkondular da tıpkı gecekondu gibi düşük kaliteli malzemelerle ve plansız olarak yapılmaktadır. Gecekondu sahipleri ihtiyaçlarının artması ve ekonomik durumlarının iyileşmesi ile birlikte yakın akrabalarının yardımı ile apartkonduları kendileri inşa etmektedirler. Son olarak apartkondular yıkılarak güncel standart şartlara uygun apartmanlar apartmanlar inşa edilmektedir. Apartkondu sahiplerinin müteahhitler ile anlaşarak daire karşılığında arsalarını müteahhitlere vermesi yöntemi ile apartmanlar inşa edilmektedir. Mahallede oluşan her fiziksel değişim mahallenin sosyal dokusunu da değiştirmektedir. Her yeni yapı ile birlikte mahalleye farklı sosyal kitleler gelmektedir. Çeliktepe mahallesinde gözlenen dönüşümün farkı, çok uzun bir süreçte kendiliğinden olması ve mahalle sakinlerinin bu değişimi yaşayarak zamanla bu değişime adapte olmasıdır. Bu yüzden kendilerini hala mahalleye ait hissetmekte ve oradan taşınmayı düşünmemektedirler.

Bu tezde amaç fiziksel değişimlerin meydana getirdiği, mahallenin sosyo-kültürel ve sosyo-ekonomik yapısındaki değişimleri incelemektir. Bu amaca ulaşmak için farklı yöntemler kullanılmaktadır. İlk olarak bu konuda daha önce yapılmış çalışmalar incelenmiş ve konu hakkında genel bilgi edinilmiştir. Daha önce yapılan çalışmalarda elde edilen teorik bilgilerin, çalıştığımız bölgede de aynı sonuçları verip vermediğini kontrol etmek için 80 mahalle sakinine anket yapılmıştır ayrıca 20 mahalle sakini ile de röportaj yapılmıştır. Mahalle sakinleri mahalledeki dönüşümü ve değişimleri yaşayan ve bundan en çok etkilenen faktörler olduğu için değişimlerin etkilerinin analizi onların algıları gözönüne alınarak yapılmıştır.

Literatür taramasında elde edilen ve anketlerde doğrulanan sonuçlara göre mahalledeki yaşam süreci, mahallede oluşan algıyı ve aidiyet duygusunu etkilemektedir. Mahallede uzun süre yaşamak, mekanla ilgili daha çok anı, yaşanmışlık oluşturmaktadır ve bütün bunlar aidiyet duygusunu güçlendirmektedir. Bu yüzden mahalleye yeni gelenler mahallenin yerlilerine oranla kendilerini mahalleye daha az hissetmektedirler. Yeni gelenlerin genel olarak mahalleden memnun olmadıkları ve iş ya da okul gibi nedenlerle geçici olarak burada yaşamayı seçtikleri görülmüştür. Bu kimselerde aidiyet duygusu oluşmadığı için ilk fırtta mahalleden taşınma fikrini benimsemişlerdir. Bölgenin sosyal imkanlarından ve yaşam standartlarından memnun olmadıkları tespit edilmiştir. Mahalleye yeni gelenler daha iyi eğitilmiş ve daha yüksek gelirli kişilerdir. Bu nedenle mahallenin diğer sakinleri ile yeni gelenlerin alım gücü karşılaştırıldığında, yeni gelenlerin alım gücünün daha yüksek olduğu görülmüştür. Yeni gelenlerin mahalle sakinleri ve komşuları ile sıkı ilişkiler kurmadıkları gözlenmiştir. Ancak mahallenin yerlileri eski komşuları ile sıkı ilişkiler kurmaktadır.

Bütün çalışmaların sonucunda kent kimliğinin ve kentsel dönüşümün birbirlerini doğrudan etkiledikleri görülmüştür. Mahallede yaşanan her fiziksel değişim mahallenin sosyal dokusunda da değişime yol açmıştır. Yapılan her yeni bina türü farklı sosyal kitleleri mahalleye getirmiştir. Mahalleye gelen her yeni sakin

beraberinde kendine has kimliğini, kültürünü ve gereksinimlerini de getirmiştir. Mahallenin fiziksel durumunda bu ihtiyaçlara cevap verebilmek için başka değişimler de meydana gelmiştir. Bütün bunlar mahalleye yeni bir algı ve kimlik kazandırmıştır.

Anahtar Kelimeler: Kağıthane, kentsel dönüşüm, kentsel kimlik, sosyal kimlik, fiziksel kimlik, mahalle algısı.

1. INTRODUCTION

The speed of urban population growth is faster than other regions in the world. It is even much higher in the metropolitan areas like Istanbul. Urgent actions are needed to accommodate these high-density populations. Immediate demands require sufficient settlements; it is not possible without urban transformation projects and increasing housing density in these regions. Therefore, the urban transformation is one of the universal and controversial issues nowadays. It is defined as changing process of cities and every settlement to enhance the quality of space, which needs time due to changes in texture.

Urban transformation has been created along with cities' globalization process in late 19th century and early 20th century. It appeared by reorganization process in European countries for the first time. General aims of urban transformation are improving the quality of life, increasing livability, boosting the economy and providing a suitable situation so that the city can cope with other cities in national and global scale (Iveyntat, 2008).

In addition to historical and geographical location, cities are modified in relation to their social structure, economic, and political ties. These changes are not only physical; even it contains dynamic systems like urban identity. The concept of urban identity can be evaluated in the context of urbanization and globalization due to urban transformation and its influences. By the idea of globalization and making global cities, the previous projects were going to create cities which were similar, without any particular identity. Therefore, the concept has failed, and sustainability has propounded as a new concept. In this concept, changes have been done by protecting the region's original features and uniqueness with an effort to adapt it to contemporary living conditions (Kara, 2013). Therefore, there have been enormous challenges among engineers and sociologists to eliminate problems and help this process improve successfully with the least adverse changes. To this end, they are trying to revive new standards and city patterns by merging nature, history, society, and technology together.

In recent years, in metropolitan cities, some urban areas developed into porous, derivative quarters which integrate to a certain genuineness and liveliness with the comprehensiveness of a working class area, student area or other reasons. These regions are turned into arrival centers for new waves of migration. Also, these areas recreate their uniqueness in decline with the movement of migrating (Meulder & Shannon, 2014). These are some lateral aspects of urban transformation projects and process. By the entrance of new residents, a district requires new facilities and some changes in its structure to respond the needs of all the new and local settlements.

Kâğıthane is a district in the European side of Istanbul and Çeliktepe is one of its regions. This area years ago were a village near the city but by developing the city it joined to the Istanbul. Çeliktepe has experienced urban regeneration in a long time. It is one of the instances, which referring to that the spatiotemporal connection emerged and transformed during the whole of its history and in the shift from industrialization to post-industrialization can be disclosed. The multi-layered structure of this urban area is a component of this process, and today it is not possible to distinguish one layer from the other.

The physical changes in Çeliktepe caused different types of housing in the region. Moreover, each house type requires their settlement and social structure. District experimented various periods of changes. In the first step, it converted from a rural space to a low-quality squatter district in the city. Through the time by changes in the city and the world, the second period of changes happened in the district. In this level, squatter houses converted to apartkondus. In the end, apartkondus started to replace by apartments. Apartments are closer in quality to building standards. All of these changes makes a variation in the region's identity and social structure.

As experienced and noticed in a variety of previous projects implemented all over the world, applying successes and problems have accompanied urban transformation. Although some projects all over the world have been done in a suitable situation, noticing all aspects of society, architecture, and economy is necessary. The results indicate unacceptable adverse changes in the residents' life. Furthermore, the concept of identity and urban transformation must be studied in the scope of geographical and physical space, regarding social, economic, and cultural structures. In this way, the implemented region does not become problematic and would not demolish. Contrariwise, it is converted to an entertaining space for people and settlements.

1.1 Purpose of the Thesis

Under the name of development, urban transformation projects have destroyed social, physical, and cultural values, without noticing users' and residents' needs. Instead of protecting and improving the old region and converting it into a more livable place, they destroy the old structures and spaces and build new ones. In this dissertation, it has been tried to give a general perspective on the relationship between physical transformation and its social objectives.

The key purpose of this thesis is to reveal the components of urban identity and sustainability regarding physical, environmental and social dimensions and provide both quantitative and qualitative measurements over these elements to evaluate the achievements, failures, and neglects of Çeliktepe urban transformation process.

This thesis also aims to study the impact of urban transformation in place attachment, satisfaction, and well-being of local communities regarding various issues related to the concept of urban identity to increase the success level of the urban transformation process in this squatter settlement. Moreover, in this study, it is desired to identify the distinctions made between long lasting and new residents regarding essential elements of their living environment.

As a summary, the main questions of this study are: “What is the effect of physical changes in a district socio-cultural structure?” , “How urban transformation switches the urban identity?” and “What is the relationship between physical identity and social identity?”

1.2 Scope of the Study

The first chapter of the thesis tries to give a holistic view about the thesis and define the other chapters and their context, the aim of this study, the methods and the process of the survey during the survey.

The second chapter of the thesis starts with a definition of urban transformation and describes the developing process of it in Turkey and Istanbul. The demographic and economic situations, which had provided the immediate needs of urban transformation projects, are mentioned. The various existing housing typology in Çeliktepe has also been discussed in this part.

The third chapter investigates the concepts of urban identity and the way it is affected by social and environmental items. It discusses sustainable identity in the context of urban transformation and social sustainability. At the end of the chapter, the notions of place attachment, satisfaction, well-being, affordability and ownership, lack of belonging and displacement are defined, and the aim is to find how they have been affected by physical and social changes.

The fourth chapter begins with the scale of Kâğıthane, presenting its historical and spatial background, and Çeliktepe, which is studied in this research. In the first step, a review of the existing literature about the quarter is scanned, and documental data about the region is gathered. Then, spatial and social analyses are made to search the topic of the thesis in the area.

Chapter five deals with conclusions about sustaining identity in urban transformation process based on the findings presented in the previous chapters.

1.3 Methodology

In this research, a multi-method approach has used to reach its main aims and answer the research questions. The procedures contain collecting, analyzing, and mixing both the qualitative and quantitative data. In this way, a collection of information was firstly gathered from documents, including books, articles, researches, thesis, or evaluations of the same site under study, articles appearing in the media and websites related to the project. After all of these literature reviews and approaching the concepts used in this study, the second step that contains surveys with eighty people in selected area has been done. The questionnaire includes closed and open-ended questions. The open-ended questions are about qualities, behaviors, and complexities. The rest of the questions give quantitative results. All the issues in the survey were designed to meet the answers of the research questions. It tries to respond the issue of whether what this dissertation hypothesizes, which is gained from literature review, is right about our case study or not. Thirdly, semi-structure interviews with twenty dwellings have involved in the district. Finally, other secondary data about the respondent community life in the region and physical surroundings have been collected by direct observation, walking around the site and taking photos.

All of the survey and interview questions were designed in a way to expose and examine socio-cultural, socio-economic, neighborhood and neighborly relations, and physical and environment, properties, which are the four core concepts in this dissertation. It has been tried to compare the findings in literature review with the data gathered in the study case in the context of these characteristics. The study sought to focus on this aspect of changes in the district and discover how these changes have affected the residents' lifestyle and livelihood.

2. URBAN TRANSFORMATION

There are many definitions of urban transformation. Each of these definitions emphasizes a vision, goals, and strategies according to its methods. The details and policies of urban transformation are different from notion to notion or city to city. The common object is that urban transformation is a multi-dimensional phenomenon and improves the deterioration and destruction of urban areas in economic, sociological, physical, political and environmental aspects. All of these aspects affect one another. Any social, economic, and political development causes physical changes in cities, and this event happens over an extended period.

This study makes an effort to examine the constituents and consequences of urban transformation in Turkey. Therefore, urban transformation and its developing process are concepts that require definitions and discussions in the dissertation. After a holistic approach to urban transformation, its process and policies in Turkey and Istanbul have been studied. The literature review determined that theories and practices of urban transformation be regularly formed by changes in demography and economy. It tries to give detailed information about housing types in informal districts which require the start of an urban transformation in the country.

2.1 Concept and Definition of Urban Transformation

Livable urban areas are depleted resources, so obtaining livable cities is the primary aim of projects to make urban changes. This operation opens up new fields according to need; the high cost of this new field has offered a different option named urban transformation. It can be said that urban transformation is the science of changing a city's form. Since cities are sophisticated and vital systems, these changes provoke several kinds of differences in all factors of a city, and changes are not only in the physical, social and economic factors (Kahraman, 2008). The initial step of urban transformation process was taken in the 20th century, by the end of Second World War, along with rapid shifts in industry and continuous migrations to urban areas. Further, through new technology and techniques, cities needed to change to respond

the new demands of users and urban spaces. Since then, various urban transformation methods and their implemented scales have been used according to needs and situations (Mutman, 2010). Figure 2.1 displays reasons for urban transformation.

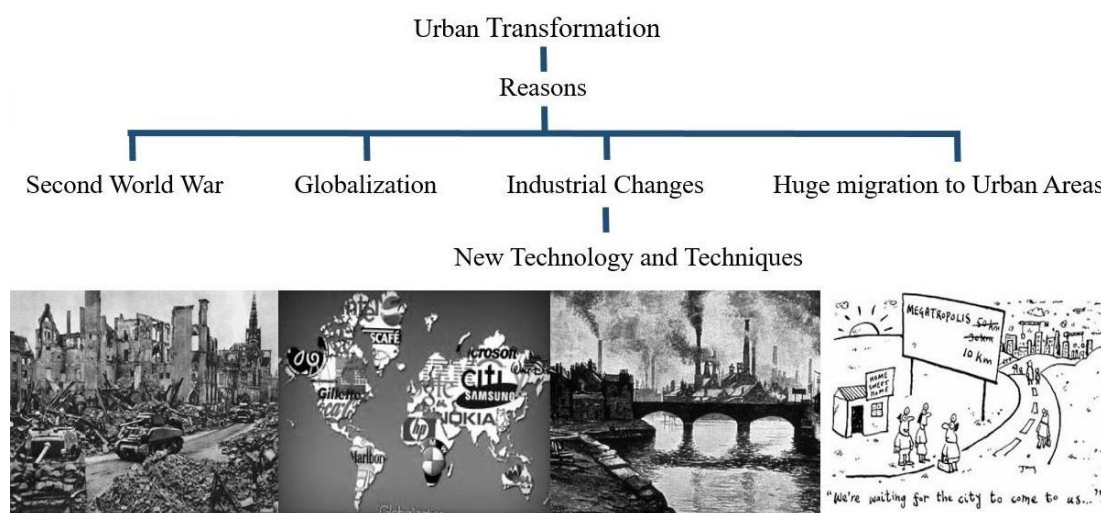


Figure 2.1 : The reasons for urban transformation, adapted from (Mutman, 2010).

Protecting a town's historical heritage and expanding the boundaries of a relentless civil culture is a problem for every country in the short or long term. Economic-based and security-based constraints, transportation problems, the nature of the request for the destruction of public facility's obligation to distribute a fair, quick and unplanned expansion of cities do not allow vulgarly. All of these are parallel to the increasing population and growing demand for urban housing needs as problems to be solved which bring responsibilities to management.

According to all of them, creating a city, which causes a high quality of daily life experience, is an art. Therefore, designers are connected with humans and their intellectual backgrounds, ideals, and interests and are dependent on society. Cities change and develop in relation with their residents and their choices and movements. So, a city's development is influenced by all the elements of a community like social interactions, economy, culture and identity (Mutman, 2010). As Demircan cites (2014), a worthwhile urban transformation project transfers the city to future without damaging or changing the unique sense of space and identity of the city.

Physical variations in artificial environments are not only architectural, functional or technical; they also have wide dimensions and include all aspects of residents' life, like demographic, ecologic, economical, comfortable, identity and social outcomes. Urban transformation has a laminated structure and variety aspects and interests. In

the meantime, physical changes are its core (Gustavsson & Elander, 2015). Renewal, rehabilitation, redevelopment, regeneration and all activities that try to improve the quality of urban life and social welfare are known as urban transformation. Even though they have common goals, because of focusing on various aspects, they have been appointed by different terms. Figure 2.2 below underlines these accepted methods of urban transformation.

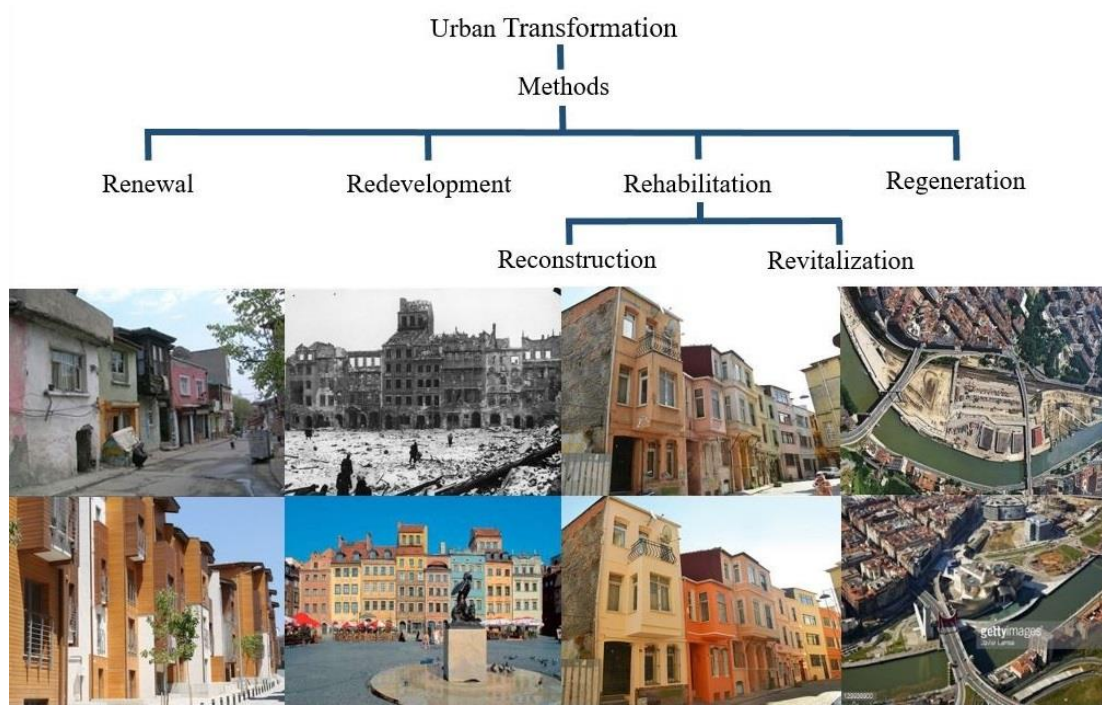


Figure 2.2 : The methods of urban transformation, adapted from (Demirkiran, 2008).

This process occurs in various regions of a city by different aims and approaches. For example, in squatters, the objective is to prepare healthier and stable places. Designing empty places produced after removing the industrial areas outside the city in a useful way for all people, or restoring and rehabilitating old urban spaces to provide the right services are other requirements for urban transformation projects. Other goals are to protect risky spaces against a disaster and obtain a relationship between physical conditions and social problems (Demirkiran, 2008). All of them require various interventions. In all methods, projects try to amend the city defects and increase the quality of life and livability in towns. Physical, political, cultural, economic and social changes are various dimensions of urban transformation projects. Various methods have been named and classified according to the degree of focus on these dimensions (Iveynat, 2008).

When a non-integrated approach occurred in urban transformation projects, some echoic unpleasant outcomes like damaging houses and declining the environment have been expected (Alkiser, Dulgeroglu-Yuksel, & Pulat-Gokmen, 2009). Losing and changing the identity and sense of a place are other adverse effects of this process. To avoid all of these problems, as Demircan (2014) notes in a real urban transformation project scope of activities, nature, city's structure, physic of people, community, economic aspects, their relation and the connection between all of them and a city's customer must be studied. Therefore, from the smallest to the largest of all transformation projects, sociologists, economists, engineers, architects, planners and landscape architect representatives of different disciplines are working together.

Urban transformation has been created by social, economy and physic ingredients. Each of these main ingredients includes other components. Social interactions, high level of education and quality of social substructure formed the community. The economy was formed through connection with near neighborhoods, type of economic activities and enhancing the quality of current activities. Boosting cultural and natural areas, rehabilitating the housing stocks, producing green areas and life corridors formed the physical part. All of these components are visualized through figure 2.3 by the author.

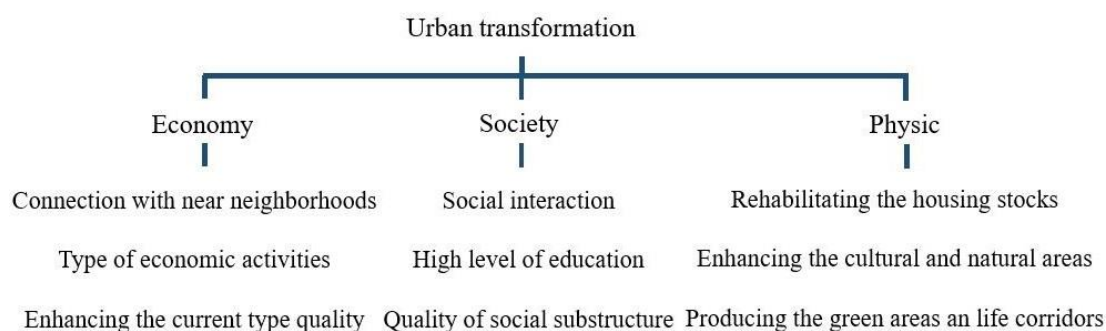


Figure 2.3 : Ingredients of urban transformation, adapted from (Alkiser et al., 2009).

Every implemented project has a central target; urban transformation projects are not an exception. Therefore, implementing a social and physical sustainable project is the primary target of most urban transformation projects. So, these urban design projects include four main zones: (1) social, cultural and touristic areas; (2) focal construction areas; (3) society center projects; (4) residential zone urban transformation projects (Alkiser et al., 2009). According to all of these dimensions and aspects, it is necessary to have a successful urban transformation project.

2.2 Development Process of Urban Transformation

Cities tried to coordinate with global changes by using urban transformation projects. Their proposals attempt to prepare a better amenity, agricultural, educational and livestock facilities in rural areas and decrease population growth in urban areas. In this way, they want to reduce migrations to urban areas and control the widespread urban growth. Therefore, world urbanism movement has been adopted. Regeneration existing urban areas that completed physical or sociological life is more attractive and more respectful (Url-1). These proposals had four main targets: (1) redistribution of population in major cities; (2) preventing the centralization of facilities only in major cities; (3) decreasing the high population density in major cities; and (4) avoiding an increase in land and house price (Zamani & Arefi, 2013). To this end, differently implemented methods have been carried out. They have been chosen according to the requirements in each region.

As a new approach to development process example is presented in figure 2.4. This concept is named 3Block 1Block. It built a plan on the voluntary bringing together of city blocks. This concept benefits three previous separate blocks to be brought together into one block. The concept helps to get a higher volume of green area, public buildings, parking lots, and wide streets. It also contributes to create a sustainable living environment (Url-5).

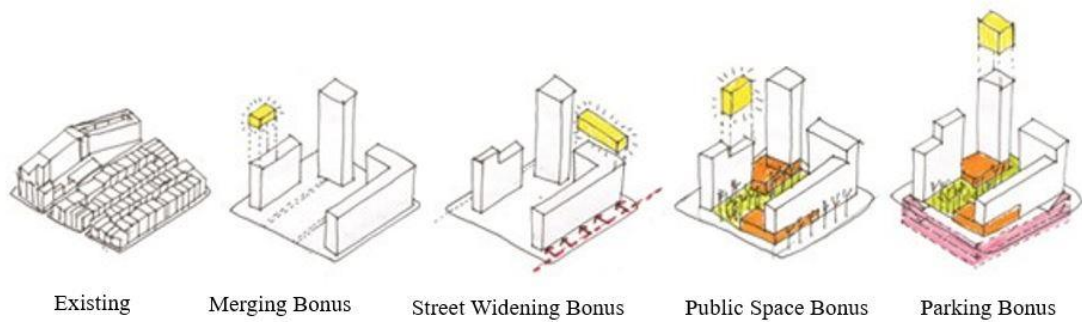


Figure 2.4 : The process of changes (Url-5).

2.2.1 Urban transformation process in Turkey

In every country, the history background and the social, political, and economic changes have a significant role in city structure and its shifts. Turkey has experienced these political and economic changes in several periods. Turkey is a country, which experienced urban transformation in its squatter regions for the first time due to

migration and urbanization. According to the reasons mentioned above, there are many squatter areas in Turkey, which need to be improved. In Turkey, these changes have been started by resettling model and continued by improving urban transformation projects. The most effective policies in this process are the law 775, which decided to upgrade the squatter housing settlements that are in good condition, and law 2981 which is a redevelopment law.

In addition to the reasons mentioned above, massive, major disasters are critical alerts for governments all around the world. The 1999 Izmit earthquake and 2011 Van earthquake had the same role for the Turkish government. They started to make serious measurements to disaster prevention and preparedness. One of the first actions was to identify risky buildings. Risky buildings are described under Article 1 of the Law as follows: “Buildings whose economic life has expired, within or outside of a risky area, whose risk of demolition or heavy damage is determined by scientific and technical proofs” (Güvenç, 2014, p 130). After that, improvements have been made to decrease disaster risk in extant buildings; post-disaster consistent housing production continues the country’s agenda for a long time. It is a comprehensive scheme, and it will take a long time to integrate different urban transformation projects in all cities (Taş & Taş, 2014).

As Gür & Dülgeroğlu (2010) mentioned in their article, Turkey sees TOKI (mass housing authority) as a solution for this problem. The purpose of this group was preparing suitable and affordable houses for low-income and mid-income groups of people in low quality and quantity regions. However, in practice, it changed. Their houses are only for middle-to-upper income groups.

2.2.1.1 The effects of population condensed in urban transformation process

At any time, condensed population is one of the major reasons for structural changes in cities. These changes have affected the city structure in multi-dimensional aspects. In a comparison, the ratio of urban population to rural population had been inverted in recent century. Now the 3/4 of the population lives in urban areas. This increase has a direct influence on a city’s changes and transformation process. It is not a new notion, and its origins can be traced back to Ottoman times in Turkey.

Ottoman cities experienced a population increase and a wave of migration in the 19th century, which occurred after the war. In connection with these demographic changes,

cities developed, new access roads were constructed, and the pre-industrial streets of the city were expanded. This period's completely out of wood houses, their fire risk, and the reconstruction after the fire, had accelerated the urban transformation process in the city (Tekeli, 2011).

After the Turkish Republic, the vast increase in population in urban areas started by the first phase of the village to city migration, which occurred between the 1940s and the 1980s. In the middle of the 1940s, Turkey embraced the American financial aid. The agriculture and industry were affected by that. These changes caused the mechanization and industrialization in cities. As a result, the active labor forces of the villages migrated to the cities; it was the first wave of migration to urban areas. The 1940's was the period of lack of housing and house policies for cities. There were no efficient houses for urban newcomers. This event led to informal regions in major cities, and they started to experience illegal squatters in public lands.

The first wave of migration continued by the second wave in the 1990s when first householders migrated after adjustment took their families. After 1980, rural and urban characteristic combination was done. It affected the society, economy and politics. A new wave of migration by Kurdish from southwest areas of Turkey to the main cities happened as a result of terroristic actions and asperity. Every one of these events has turned the cities by variety of methods and manners.

The last migration wave was named "the migration of villagers without villages" by Daniş (2010). This event occurred suddenly and included all families. These people had no place to support them in emergency and had no skill and quality of urban lifestyle. They had to work as cheap factory workers and gathered in few metropolitan areas like Istanbul (Daniş, 2010; Duyar-Kienast, 2005; Kahraman, 2008).

2.2.1.2 The effects of economic changes in urban transformation process

Economic changes affected cities in two main periods. The first period was after Second World War when industry was compacted in cities and economic model penetrated most of the areas of social life to space pattern. The construction sites in golden horn shore, squatter houses in Kâğıthane and Alibeykoy, factories in Beykoz and Paşabahçe are typical examples of this period. The poor and migrants settled around manufactories. Their social and cultural life constructed there.

The second period was the time when city's industry was replaced by service providers. In the term of reconstruction of capitalism, the spatial forms, relations, and functions were changed. Because of cheaper labors, the industry changed its place to developing countries. This globalization period influenced the urbanization process (Danış, 2010).

In the 1950-60s, many fundamental changes happened in Turkey's economic and political system. Turkey converted to a multi-party system and started a liberal economy model. The new strategy preference was changing Turkey to an industrialized country in a short time. They imported foreign technology and urbanization. These developments were needed to the experienced and trained labor force. However, the unskilled and untrained migrants remained labor forces. These people had come to cities to improve their socio-economic status. Cities and their settlement areas did not meet the rural migrant's housing needs. They needed low-cost housing, and the government paid no attention to their requirements. So, they, especially who worked in factories, arrogated the empty agricultural lands near the factories to respond to their needs and constructed their low-cost and low-quality houses (Alkiser et al., 2009; Kahraman, 2008).

The 1970's was the modernization period in Turkey; it drove the squatter to radical political sites. After that, it can be said the 1980's was the time of changes for metropolitans, because of globalization. Grand projects regarding physical and cultural fields started to build constructions, and squatters turned to profit making places. Some significant changes in cities in Turkey occurred in the transition period from an industrial to a post-industrial society. The neoliberal global economy changed the need for labors, so the integration of squatter houses to the city became unnecessary. These regions were filled with poor unemployed matures. Economic privation ethnic and spatial differences isolated these areas from other parts of the city. It is a valuable point for its residents. Moreover, in any position, it acts as a barrier which prevents their improvement. In the time, these squatter regions obtain a value construction, and housing sector looks for empty lands to answer middle-class's housing needs. These areas are suitable, especially those which have charming qualities and potentials like location and closeness to highways (Danış, 2010). Urban transformation process and components in Turkey are visualized through figure 2.5 by the author.

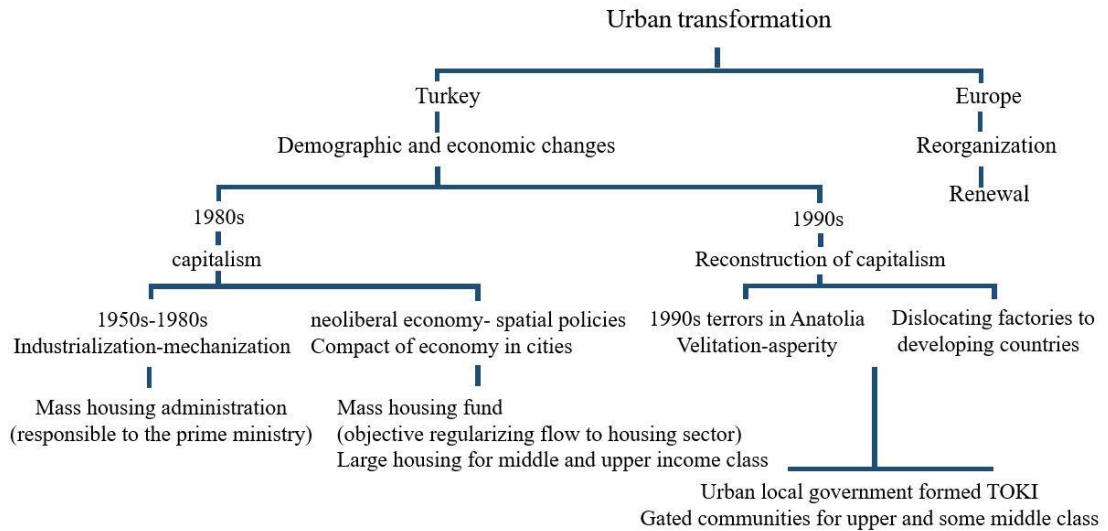


Figure 2.5 : The process of urban transformation in Turkey, adapted from (Alkiser, 2009; Danış, 2010; Duyar-Kienast, 2005 and Gür & Dülgeroğlu, 2010).

From the 1980s to 2000 were the years when the cities outward liberal economy and globalization were the most significant. In this process, two important developments have been observed in metropolitan cities: 1) Licensed and unlicensed construction in the city centers have transformed to bridges. 2) The urban transformation practices have been done as urban planning, in residential and industrial areas in the central and border regions. Rehabilitation and gentrification projects have been done in inner areas with historical values and decreased the quality of life.

The 2000s, like the previous decade, has been directly influenced by the liberal economy. These are the years that the privation has increased and for the first time in some parts of the city transformation strategies have been done in collaboration with private sector. Industries moved out of cities, and decentralization increased accessibility to the construction of the ring road of transportation corridors and construction of luxury housing in urban environments.

In all the periods there are two types of people with middle-income. On the one hand, there are individuals who have prospered of attaching to global economy who worked in high paying and particular sectors of the time. These people were satisfied with changes in squatter regions and were converting them to comfortable buildings by urban transformation projects. On the other hand, another group of middle-income people was brought up in squatter regions. They have a background of interstratifications in the area and witness its negative results like falling in pieces in

ownership structure. They are the group of people who do not agree with this urban transformation projects in the region (Danış, 2010).

Because of enhancing life cost in metropolises, jobs with low income, and migration from rural to urban area, both the squatters and populations are increasing and open spaces are decreasing. As a result, there are not enough open spaces to respond housing needs. Besides adequate housing, is the big problem of migrants who come to urban areas to improve their life quality. The lack of financial resources and skills do not let them find a good job, so a primary shelter in a vacant land seems their only chance to own a home; this event develops squatter settlements as a social unfavorable (Url-5).

2.2.2 Urban transformation policies in Turkey

Squatters have the main position in Turkey's urban transformation process. Most of the urban changes started from the squatters to answer the requirements in these regions. The squatter history has three main periods in Turkey. In each of these periods, due to demands, various laws have been adopted. It has been tried to classify some of the affected laws in each of the periods according to their adopted years.

The first period involves the years between 1940 and 1966. Through the end of this period, the notion of squatter was officially recommended to the public by gecekondu settlement law. It is the period when the Republican government tried to build up a modern lifestyle by urban planning and conversion to multiparty politics regime. Six main laws had formed this period each of which is defined below:

Law no. 5218 (1948) was to improve living conditions in squatters and prevent building new ones. Law on the allocation of the municipality and government land for the construction of houses in Ankara defined the reason for illegal development as a lack of appropriate and cheap urban land for housing and provided a legal basis for a supply of cheap serviced land by the local government.

Law no. 5228 (1948) law to encourage construction

Law no. 5431 (1949) covered all illegal settlements on public land in the whole country by legalizing them and enabling the municipalities to provide cheap urban land.

Law no. 6188 (1953) law for the encouragement of construction and on unauthorized buildings legalized existing illegal settlements and prohibited new developments under the threat of penalties and demolitions of houses.

Law no. 7367 (1959) aimed at distributing state-owned lands within municipal boundaries.

Law no. 327 (1963) seemed to be an addition to the development law (no. 6785), and legalized illegal constructions and enabled the illegal settlements to have access to municipal services.

The second period covers the years 1966 to 1980. It is a very substantial period of socio-spatial renewal and quick transmission of gecekondu settlement in the circumference of cities. The 1970's was the period of radical struggles between different political parties. The gecekondu settlements were subject to these contests.

Law no.775 (1966) it legalized the existing illegal settlement and required public institutions whose land was squatted to transfer these areas to the municipalities. Also, it provided a fund for the provision of land for cheap housing.

Law no.1990 (1976) was a revision of the law no.775 and covered all illegal developments until 1976.

The third period begins from the 1980; it was a new stage in Turkish history that was to develop into a managed one by neoliberal policies of the first civil government. Their attitude to economy and politics changed the whole community system. That involved the gecekondu areas in their context of changes. This period is the time when there is most attention to cities and changes in them, so there are much more laws in that time.

Law no.2805 (1983) covered all types of illegal settlements either on public or privately-owned lands, as well as on illegal construction in regular parts of urban areas.

Law no. 2960 Bosphorus Law (1983) This Law was passed to ensure that settlements and developments therein come into being in compliance with plans, science, hygiene and environmental conditions.

Law no.2981 (1984) defined new institutions, documents, and regulations related to the amnesty procedure established in law no.2805. This law for preventing squatters transforms to legal housing areas.

Law No. 3194 (1985, still in effect), Law (2003) are reconstruction laws and emphasize the loss of a sense of place and enhancing class separation within gated communities.

Law no.3290 (1986) included changes to accelerate the implementation of amnesty law no.2981. It also brought new regulations for the redevelopment of former gecekondü settlements.

Law no.3366 (1987) was put to force to accelerate the processes of implementation of the amnesty law no.2981.

Law no.3414 (1988) enabled the squatters to be owned, sold and transformed into legal housing areas.

Law no. 5228 (2004) regarding the Amendments in the Decree Law No. 178 and some other Laws", which were announced in the Official; some amendments have been made to the VAT Law, too. The amendments in question are explained below.

Law No. 5272 (2004) launched the Urban Renewal and Development Area, foreseeing first urban transformation project of Sumer. The purpose of the law was to make municipal institutions, bodies, administration, duties, powers, and responsibilities regulate the procedures and principles of work.

Law no.5366 (2005) was for Renovation, Protection, Cherishing and Use of Worn Historical and Cultural Immovable Properties.

Law no.5393 (2005) is to lay down the establishment, organs, administration, duties, powers, responsibilities and working procedures and principles of municipalities. The first stage of the Municipal Act 73, according to article Sumerian continued implementation of Urban Development and Transformation Area later 6306 (16.05.2012 admitted), the Minister for the benefit of the Law No. ease of application was declared Risky Areas by the Council.

Law no.6306 (2012) regulates the demolition and transformation of buildings within risky areas and reserve areas, as well as risky buildings themselves. 307 Municipal Law (1963), act number: 775 Squatters Law (1966), act number: 6735 Construction Law (1972) is some of the legislation. Some transformations started to occur after the announcement of these regulations

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In this period, the cities continued to be transformed with the help of some new laws. With the announcement of act number 3194 Construction Law (1984), planning authorities transferred to municipalities, their budgets increased and many cities faced with overall construction and planning activities. Some different amnesty laws were made to legitimize the squatters. Act number 2805 (1983), act number 2981 (1984) and act number 3290 (1986), act number 3366 (1987) and act number 3414 (1988) are these amnesty laws which enabled the squatters to be owned, sold and transformed into legal housing areas. Besides these statutes about housing zones, there were some other legislation which affected urban transformation issues. For example: Act number 2634 Law for Promotion of Tourism, act number 2863 Law on the Conservation of Cultural and Natural Property (1983), act number 2872 Environmental Law (1983), act number 2960 Bosphorus Law (1983), act number 2873 National Parks Law (1983) and act number 2495 Coastal Law. Number 5366 Conservation (Duyar-Kienast, 2005; Demirtaş, 2009; Url-6; Güvenç, 2014; municipal laws).

2.2.3 Urban transformation process in Istanbul

The speed of urban population growth is faster than the rate of world population growth. Related to lots of other countries, which are under globalization, migration, and structural change processes, Turkey has experienced a great deal of changes in its population, geographical expansion, and urban structures since the last two decades. Istanbul is Turkey's core of these changes. They affected the quality of life in a negative way and changed the city to a multi-central metropolis. Physic, function, and geography can be counted as different factors of urban destruction for these high-

populated areas. Urgent actions are needed to accommodate these people. Immediate demands require sufficient settlements (Eren, 2014; Gür & Dülgeroğlu, 2010).

Inceoglu and Yürekli (2011) found that cities tried to coordinate with global changes with urban transformation projects. Urban transformation projects are categorized into two groups: urban transformation projects for slums and projects for semi-squatter areas. Istanbul has been witnessed for both of these types in various regions.

By looking at the history of Istanbul, we recognize that the urban transformation foundations were based years ago. The roots refer to Henri Prost's studies and planning in Istanbul between 1936-1948. The results of his work were two major plans for both Asian and European sides of Istanbul, planning the shores of Bosphorus and multiple urban design projects (Bisel, 1990). After that, Istanbul's urban shape has been defined by three major growth spurts in the recent century. These growth spurts occurred in 1950-1960's, beginning of 1980's and 2000's. In order, they related to industrialization, liberalization and integration of Turkish economy by global markets.

Before the 1950s, Turkey's economy was in a direct relation to its agriculture. Agriculture was the base core of the economy in those years. In this period, the industry was small and limited in Turkey. In the 1950s, political changes happened in Turkey liberal democrat party got the government's control. This party immediately opened the Turkish economy to global markets. Ideological, economic and technical changes were the results of these changes. The new industry needed more labor and district for settling them in near industrial distances. In this situation, squatter houses came into existence, especially in Istanbul. The biggest problems in these areas are the quality of buildings and quality of urban patterns. Their buildings have the wrong position in both structure and construction aspects, and they do not have coordination with any building standard. Increasable and unplanned developments are the reasons of very slight urban quality (Inceoglu & Yürekli, 2011).

The phenomenon of urbanization and urban migration from the village began unplanned construction during the 1970s and the 1980s; the people who migrated to urban areas occupied lands. The government condones occupations because of political reasons even by the register in their land, legalized their seizure. These actions changed Istanbul to a disproportionate and unplanned grown city which suffers from traffic problems and lack of the green and socio- cultural areas (Güvenç, 2014).

Inceoglu and Yürekli (2011) found that the second wave of political and economic changes in Turkey occurred after the 1983's election. They started a liberal economic system. They created some changes in the laws and removed bureaucratic barriers, so the economy opened up to the outside world and began to develop. Because of these changes, Istanbul doubled in short time and created enormous demand for low-cost housing. Like before the growth spurt, there was a lack of suitable lands to respond this requirement. This time, private owners of farmland on the border of the city divided their lands and sold them. Their customers were not rich persons, so the plots were small and narrow. This period's buildings were multi-story houses and infected whole the plot and did not grow incrementally.

In the 1990s, after the construction of the second Bosphorus Bridge and its role in connecting the highways, which developed transportation industry, towers were built in the bridge's axes. It creates a position to change. After transportation development and the 1999 earthquake, people with high incomes moved to private neighborhoods in rural regions, which had great qualities and less density than city centers. At the same time, the business centers with historical architecture took the attention of wealthy people, so residents in this region changed hands (Ergun, 2004).

The third growth spurt happened in 2000-2009. These changes were more planned than the previous ones. Most economic developments occurred during this period. Also, remarkable developments had been in infrastructure and urban systems (Inceoglu & Yürekli, 2011). In recent years, a very destructive urban regeneration process began with a new law (5366) passed in July 2005. Under this law, municipalities and TOKI are authorized to carry out redevelopment projects in historic areas (Url-7).

2.3 Housing Types in Informal Regions in Urban Transformation Process of Turkey

Housing and its quality are one of the essential and complicated phenomena; every culture, group or person can have a diverse perception of it. During the time, different changes have happened in Turkey's various housing design and system. Urbanization process attends to the low-income people's need for housing by starting construction in planned and unplanned forms in cities like Istanbul. In most cases, the residence was constructed according to the dweller's lifestyle, rural background, and priorities

(Özsoy & Pult Gökmen, 2005). Housing supplies a physical world which gives information about socio-cultural patterns, traditional and beliefs of the people living in it (Märtsin & Niit, 2005). Different housing types which can be found in Turkey's informal regions are described.

2.3.1 Squatter settlements in informal regions (Gecekondus)

The word “squatter settlement” is a new issue and appeared after Habit conference of 1976 in Vancouver Canada by writings of Charles Abrams and John Tuner. Because of different parameters, the description of squatter settlement is different from one country to another. Turkey's squatter Law of 1967 defines the squatter house as it is the house which is usually built by the builder- occupier of a piece of land acquired by invasion (Gecekondus Law No:775, 1966). In general, it is a vacant land in the urban region inhabited by indigent residents who do not have a land of their own. Squatters are physically and socially deteriorated in which it is impossible to satisfy a family life. Inadequate housing is a major index of them. Buildings in this area are unofficial and illegal, so the residents lack adequate infrastructure and urban services. The squatter settlement is defined with physical, social and legal characteristics (Url-4).

The squatters were created after the Second World War to respond affordable housing needs of migrants from rural areas who were seeking jobs. Generally, squatters located on vacant public lands and in agricultural zones surrounded the city. In time, as the city developed, they situated within the boundaries of the city. They are areas which expand with no particular plan and merge into the city with facility and legal rights; even after connecting to the city, they do not get the same premises and rights. The earliest models were made by local and recycled materials. They do not have a stable structure. They first develop horizontally then vertically. Sometimes they change from a single one-room house to a multi-room house which accommodates more than one family (Gür & Dülgeroğlu, 2010; Gür & Dülgeroğlu, 2011).

Informal houses in these have a higher density than the ones in common areas because they are settled by families that are more crowded or the families who share their house with relatives. Informal housing settlers keep the city alive by working at low-level and low-income jobs like supporting and servicing works. Their life condition is terrible in these areas. Some of these squatters include just one room for the whole family, which makes them so much congested. The awful impacts of this density are

1) indoor pollution, 2) destruction of air quality with common wooden fuels, 3) increased the incidence of communicable disease that may spread to city dwellers from the workplace.

Srinivas (2015) mentioned that squatter dwellers have two internal and external reasons for living in squatter regions. Lack of saving and property, low-income jobs are the internal reasons. On the other hand, the high cost of land and urban services, the indifference of the government to these regions and their needs, high acceptable and costly building standards and laws, lopsided planning and zoning legislation are external reasons.

Most of the earliest squatters did not have access to safe drinking water and sewage services. Therefore, universal human and domestic wastes gathered in low-lying open spaces and penetrated groundwater aquifers. All of them caused an unhealthy lifestyle and enhanced health risks. Lack of energy supply in these areas force the residents to burn wood for heating and cooking. These actions increase problems and health risks like fire accidents, a decline of health and region's air quality, air pollution in houses and less green space in the vicinity. Because of the overall risks that the residence, environment, and land resources face, a complete study of these areas seems necessary, and correct decisions have to be taken regarding its result (Url-4).

2.3.2 Apartkondus and apartments in informal regions

Transformation of urban land has a primary role in local economic development. Squatters are the type of land development vital for pro-poor economic development. Nowadays, urban settlements are more than rural settlements. About 30% of people live in slums and squatters, and a minority of these neighborhoods are in Asia (Ahmad, Choi, & Ko, 2013). Apartkondus are another sort of houses located in squatter settlements. They are buildings which are constructed on the top of the existent structures. The floors are boosted by household and economic demands entail (Özsoy & Pulat Gökmen, 2005). Apartkondus can be unplanned and illegal. The quality of life and urban infrastructures and services are low in apartkondus.

People's capability to pay for a house depends on their saving and time limits. In low-income families in the best situation they can save about 5-15% of their incomes. In this process, after 20 years, they may buy a house in the area of 36-54 m². Getting a bank loan or other alternative credits is not common among these people. To develop

their house, they use their savings or loan money from other families or relatives. These people try to pay it back from their income or selling their valuable wealth. Therefore, the majority of squatter residents prefer to develop their current house instead of buying a new one. They try to do this in the cheapest way possible, so they do most of the work by themselves or rely on their relatives' help and use cheap or second-hand materials. They start house development by adding a new room in a horizontal way and then by adding a new floor in a vertical way. They have changed the building from one-story to 4-5 stories, multi-flat structures. The changing process in these buildings is not short; they have changed during an extended period affecting various items. They have been created in this way over the time with dwellers commercial availability and needs. The new floors are used by the family son when he gets married or by close relatives who newly migrate to urban areas or are rented to provide extra incomes for the owner (Gür & Dülgeroğlu, 2010; Gür & Dülgeroğlu, 2011).

In 2013, Ho and Geo's study showed that by growth in the world's inhabitants, apartment buildings have become popular. These buildings have economized the use of land. They are a solution in metropolitan areas. Apartments have a description of a dwelling structure that includes the private units, common areas, and facilities. A co-ownership discipline controls the flats. Nevertheless, the dwellers have restricted occupancy rights to their special units.

Apartments are the products of international style era. In the 1960s, they were built to fulfill middle-income families' housing needs. They were multifamily buildings which combined many flats around the same staircase. These houses spread out in villa and separate house regions in central parts of Istanbul. They displace 1-2 story houses to increase density and rent. Dwellers of apartments are middle-class people. However, like squatter communities, they have shown different composition characteristics of social class and status (Gür & Dülgeroğlu, 2010).

2.3.3 Gated communities in informal regions

Gated communities are the last type of settlements in the informal regions. The last quarter century has seen the rapid increase of walled or gated communities in some metropolitan cities across the worldwide. They have been seen as a solution for disorganized modern cities and are the recent luxury housing type. They are one of

the most important reflections of globalization economy and social structure. Gated communities have planned the city sprawl and form in big scale and thoroughly have changed the inner city. Gated communities in every country have been constructed to responding their developing reasons, so they have a different characteristic in each of the societies. Since 1980s urban housing growth has happened as gated communities in Istanbul. They were a consequence of Squatterization in informal regions of the city. However, they have been popular especially after 1999 earthquake it makes the suburbanization a trend between the upper-income residents (Şener & Özsoy, 2007).

At the beginning of the notion gated communities defined as a physical privatize zone with limited access which divided the inside from outside. They have been separated by walls or fences with a guarded gate wich control the movements in and out of the residential area. They are being managed with their own rules and are pretty much independent from the urban services. Gated communities give a new character to the city; they guide users to make a distinction between their living environment and surroundings. The residents have an ambition for civic secession. Here the social isolation is critical (Akgün & Baycan, 2010; Gür & Dülgeroğlu, 2010; Bagaeen, 2015).

Akgün & Baycan (2015) cited that gated communities include four different model. “gated towers,” “gated apartment blocks,” “gated towns,” and “gated villa towns.” Some models are the luxury housing settlements in the periphery of the city. Moreover, some models are multi-storey towers in the city centers. These towers are near the city business center. Each of the models has their own special characteristic and answers special needs and address to a special elite group of society; however all the communities are containing different services, and they are close to outside world. These places have constructed to increase the security. Moreover, have many positive aspects but in another side they have demolished the public spaces and venues for social mixing.

2.4 Evaluation of the Chapter

As mentioned in detailed in the text, changing the city form to a livable city is named urban transformation. It had happened because of the globalization, industrial changes, migration and new technology. Every urban transformation project or process have a common goal. They try to transfer the city to future and provide a high quality of daily life experience without changes in the sense of place and urban identity.

Various methods of urban transformation have constructed according to the project needs. It is an interdisciplinary notion so for having acceptable project specialists from different disciplines have to work together. For obtaining a connection between the physical condition and social problems, specialists have to analyze various aspects like the scope of activities, nature, city structure, physic of people, community, economy, city customer. The physical, social, and economy are the most important dimensions which have directly affected by urban transformation.

Turkey has experienced the urban transformation for the first time in its squatter regions. These areas are the result of the population condensed and economy changes in the periods. The migration waves through the major cities were because of the industrialization and war. In this period the industry had replaced the service providers. Istanbul is the core of these changes. It tries to coordinate with global changes. It had experienced industrialization, liberalization, and integration of Turkish economy by globalization and their physical and social changes.

All the mentioned above changes increase the life cost, low-income jobs, migration, population, and squatters in the major cities. Although, it decreases the open spaces. As a result, the cost of land has increased in the urban areas. Squatter houses are low-quality, unplanned buildings which are constructed by the inhabitants. The squatter has replaced by apartkondus. Apartkondus are two or three-floor squatters which are developed through the time in according to the inhabitant's needs and financial improvement. These changes have followed by replacing the standard apartments ith low-quality apartkondus.

Therefore, now there is a general overview of the notion and its components. In the second chapter, the dissertation attempts to make the reader familiar with identity and urban identity concepts and their components. The end of the chapter tried to describe the notions, which have been affected by the changes in urban identity in the context of urban transformation.

3.SUSTAINABLE IDENTITY

Communities and urban settlements are the fundamental components of any dwelling space and sustainability. Sustainability is a multi-dimensional phenomenon that can be defined from various perspectives. Reaching a sustainable community is related to having a sustainable building and environment (McDonald, 2012; Unsworth,2012). Place-based operations for reconnecting and conciliating with space are developed by social mobilization; it is an essential component of community and sustainability. A sustainable urban society is related to the relationship between economy, society, and the environment. All of them are in a direct relation with sustainable identity notion. In this chapter, concepts of identity and urban identity are described. Then, the components of urban identity are introduced. After that, the idea of social sustainability is defined to connect it to sustainable identity notion in the context of urban transformation. In the end, we try to describe how place attachment, satisfaction, quality of life, affordability and sense of belonging are affected by urban transformation and its physical and social influences.

3.1 Concept and Definition of Identity

Identity is a sense of belonging which interconnects people and connects them to place over time. It is a very loose and elusive concept. It is conducted and connected by sociological and psychological elements in various ways. This sense is neither reducible or permanent nor changeable or variable. It is a process which was produced through history by human activities (Aly, 2011; Knez, 2005).

The environment is a broad concept. In addition to its physical, psychological, architectural, religious, social aspects, its meanings change in relation to location and scales (Knez, 2005). Natural structures of the district like topography, climate, vegetation, and so forth, natural structures like economic and political structure, culture, lifestyle, social experience, value system, human relation, production techniques and materials, all are factors discriminate characteristics of various areas (Taş & Taş, 2014).

Generation of identity is a pressing member of social action, through the identification of actors involved in the conflict, the activation of relying on relationships among them and the formation of connections linking events from different periods (Farida, 2014). In 2005, Knez's study of attachment and identity showed that there are different types of relations between the environment and identity: 1) place-related distinctiveness (the place identity makes it different from other locations); 2) place-related self-esteem (the sense of place); 3) place related-self-efficacy.

3.2 Concept of Urban Identity

Identity is in a direct relation with a city's character. The character is an item which is obtained through the time of objects and places. The natural environment, climate, topography, and landscape, are the contexts of urban identity. In addition to the natural environment, social environment by its psychological and cultural dimensions describes the notion of urban identity. In this way, people and their communication in the context of local lifestyle, history, language, religion, ethnicity, family structure, residence type, communication pattern, privacy density, clothes, education level, and so forth play a significant role (Oktay & Bala, 2015).

Identity process is in a direct relation with habitation area. Its amplification and keeping happen in the environment. Therefore, the environment has a notable role in identity and its process (Twigger_Ross & Uzzell, 1996). Ethnicity is connected to the identification of a group and is based on the characters of that group of people. This collective culture includes all socio-cultural aspects of the population. Identity contractions occur on a large scale and are accepted by everyone. In this process, local identity is the biggest victim. Baker named the process of combining various cultures and identities to a unique identity, melting pot (Bakar, 2013). We can wind up that changes in the social and physical structure of a district will be followed by changes in identity. Losing identity causes replacement and its own problems.

Yaldiz et al. (2014) cited that disidentification is the problem of modern cities. In the process of globalizing and changing cities, they lose their particular identity. Unplanned changes alter the city identity by damaging the city's historical and natural elements. Specific identities obtained from local gentry are omitted in urban transformation projects. The concept of identity in cities is composed of three broad

notions of architectural identity, urban images, urban identity, and their creating components during a long time in urban spaces.

Architectural and housing image work as a mirror which reflects the beliefs, requirements, and attitudes of its users, and influences people's assumption and satisfaction (Taş & Taş, 2014). An identifiable architecture displays its time architecture and at the same time, it protects the physical, cultural, and social structures and notices of the time. Materials have a significant role in buildings, which are elements that determine the beliefs and culture of their period's people.

Urban imagery is a complex of built environment, social landscape, social experiences, history of spaces and people. It can be affected by the collective memory of the past. It changes by modifying the meaning of some key characters that challenge or alter the image or the identity of a city (Belanger, Cameron and De la Mora, 2012).

Kara in his witting said there are various subsets of urban identity like physical identity, historical identity, socio-cultural identity, economic identity, and physiological identity (Kara, 2013).

3.2.1 Components of urban identity

Urban identity is the reflection of all the desires, culture, tradition, demands, achievements and future of the local people. Local urban context, created by all physical and natural elements, is the core of urban identity (Aly, 2011). Comprehension of the detail of nature, environment, geography, cultural process, belief system, economy, politic, laws, government frame and their connection describes the urban identity. Thus making a sustainable city is influenced by all these factors, citizens, and their lifestyles. Architectural works are actual documents, and as a mirror reflect all socio-economy, technology, lifestyle and skills of citizens in that period, so they have an important role in city identity establishment and durability of culture. It transfers all data to the future generation. Architectural style, because of its irrefragable connection with social values, patterns and culture, reflect that period's art and culture. An architecture production acts as an identity proof for its neighborhood and manifests the character of its people. These architectural identity products need coordination between thoughts and acts (Torabi & Brahman, 2013).

Cities, like living creatures, are always changing, but this property does not amend its identity because it is a rigid and stable element. Identity and the phenomena relate to urban images, all affected by geography, nature, culture items and social life norms. Their creation takes a long and complicated period. Urban identity divides into two main branches: (Kara, 2013)

- Social identity
- Place (Environment) identity
 - Natural environment
 - Artificial environment

In addition to physical and natural elements, urban life and social interactions have a critical role in urban identity formation. Urban identity is formed in the togetherness of natural and cultural values. It can be evaluated in the scopes of socio-economical, socio-cultural, physical environment and image elements.

Identifiable and well-defined public spaces are strong components of an urban identity. Having a foundation, a reminder of the history that can be seen every day is an important aspect of identity. However, it is also important to see things that represent a city's present identity. History strongly shapes present identity, but it does not define it. Old trees, old houses and old places are the sign of that. Physical environmental contexts like form, style, color, material, texture, views of buildings, the relationship between buildings and urban spaces, and urban furniture all together define some aspects of urban identity. Place identity is a result of urban identity. Urban identity is not created only by identifiable and memorable formal properties. The city users, buildings, natural and social environments are other elements of urban identity (Oktay & Bala, 2015). Figure 3.1 displays the components and relationships of sustainable identity and urban identity.

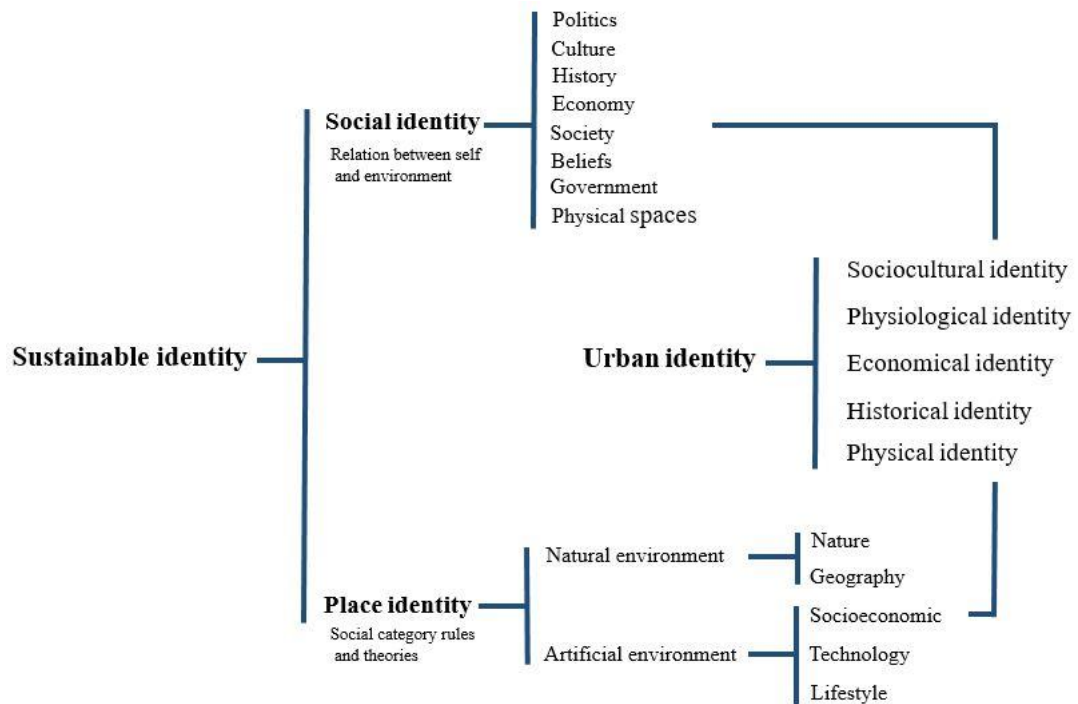


Figure 3.1 : Components of urban identity and sustainable identity, adapted from (Aly, 2011; Torabi & Brahman, 2013 and Kara, 2013).

3.2.1.1 Social identity

Social identity as a component of urban identity is a sense of attachment, attention, and pride that exists from man's knowledge in a variety of social memberships. It is a type of identity which is branched from belonging to or depended on to particular groups such as ethnic, religious, nationals (Aly, 2011; Farida, 2014).

Social identity theory tries to recognize group belonging and intergroup connections in terms of the qualities that define a group. It refers to the self-concept resulted from our belonging to social groups. Social and cultural principles play an important role in determining group characteristic, social and place identity of their residence. Cultural differences affect the attachment level of different culture forms (Bernardo and Palma-Oliveira, 2012; Ujang & Zakariya, 2015).

Farida (2014) cited, social identity has maintained based on motivation to improve the self and reduce the uncertainties of various events. That takes place in social life and social environment. Urban spaces function as a symbol and a place that have interactions to play a significant role in developing a cultural and social identity.

Cultural identity is a social identity, which depends on both individuals and groups of a given society. Cultural identity refers to what people have in common, what makes

them similar and what distinguishes their cultural environment. It is an inherited identity which cannot create a culture and only finds its ready form and tries to integrate into it. The area and its spirit of the place are more effective than heredity and tradition in shaping cultural identity.

In the age of globalization, talking about cultural identity is a challenge because globalization created the notion of placelessness. The identity situation of man today is complex and unusual due to everyday life demands and dynamics. The identity has to be reformulated. It is placed at the intersection of inherited identities and chosen ones. The old loyalties and roots are compared with occasional and selected items (Cojanu, 2014).

Farida (2014, p. 472) suggests four important factors that influence social identity:“(1) self-categorization (an awareness of belonging to a group, thus increasing social identity); (2) optimization of uniqueness; (3) a threat to the group (the existence of events that threatens the sustainability of the group); (4) imagined social identity (one of the attributes. That is attached to the self that is not affected by changes in the situation)”.

Architecture is a part of the identity and includes various aspects of society, culture, and manner. So, signs of a distinctive collection of space in culture and function elements define identity, concept, and characters of the society. Identity has two fixed and dynamic aspects. The dynamic aspect of identity depends on today’s social needs, and historical features of society have an important role in its formation (Torabi & Brahman, 2013).

Islam (2009) concluded that when social identity changes, (1) reinvestment; (2) physical change; (3) enhance in social profile by new residences; (4) displacement of the poor in a direct or indirect way; (5) the state axes process start in public bodies with control and correspondence in a period occur in the area.

Atkinson and Bridge (2005) summarized positive and negative aspects of social identity changes. They say that positive changes are increasing the value of lands, the chance of development, viability, local finance income and social mix in the area, and are decreasing the rate of empty buildings and crime in the region.

They summarized the negative aspects as: the enhancement of the property price in an unsustainable way, the rent prices, displacement, particular situation crime, demand

for housing in squatter, demand to live in modified area along with rich people, loss of radical diversity and housing affordability, huge gap between the new residents and the old inhabitants, decrease in the local services but increase in their price and damage caused by the psychological effects of displacement.

Nowadays, social relations and cultural experiences are wider; they all affect specificity of localities. Although people live in real places, everything is modified by influences, accidents, and social processes in a district.

3.2.1.2 Place identity

Physical environments are named ‘places’ not just ‘spaces’ when they are connected with identity. This identity is in a relationship with urban structure and morphologies, and invariants of nature, history, and culture. All of these are in close connection with the city and citizens’ life (Sepe, 2013). There are two holistic approaches to place identity with different emphases. In one approach, aesthetics and physical elements are emphasized. In the other, focus is on the social notion of place and identity; considering the activities, functions, and perception of place beyond its physical aspects. Nowadays, these two approaches are studied in a close relationship and give a comprehensive realization of place identity concept (Goličnik Marušić and Nikšič, 2012). Figure 3.2 displays the changing the place identity by physical items.



Figure 3.2 : Changing the place identity by physical items (Url-9).

Place identity is a substructure of self-identity; it refers to a set of typically accepted perceptions, sensations, and connections to physical environment and belonging to the

person's living place. That becomes the infrastructure of the self. It lets the person identify a new environment's properties related to person's environmental past, cultivate a sense of familiarity, environment establishment, safety, and control. In this way, the place is an essential component of personal identity and place identity changes as physical and social environment changes. Place identity is an essential part of the person's whole identity (Bernardo and Palma-Oliveira, 2012; Vidal and Troffa, 2012; Zenker & Rütter, 2014).

In the words of the Relph, "The major components of the identity of place do not apply solely to places, but are to be found in some forms in all geographies, landscapes, cities and homes. The essence of the place lies not so much in these as in the experience of an 'inside' that is distinct from an 'outside'; more than anything else this is what sets places apart in space and defines a particular system of physical features, activities, and meaning. To be inside a place is to belong to it and to identify with it, and the more profoundly inside you are, the stronger is this identity with the place... From the outside you look upon a place as a traveler might look upon a town from a distance, from the inside you experience a place, are surrounded by it and part of it" (Relph, 1976, p.45).

According to Twigger_Ross & Uzzell (1996) the place has related to identity in two ways: (1) place identification: it considers the social category, rules and theories. Social identity looks in part of the self and environments' relationship; (2) Structure promoted in terms of place identity: it explains the person's socialization with the physical world.

In place identity, the place plays a vital role in evolving and sustaining self-identity and group identity of people. The place has a symbolic importance as a store of emotions and communication that gives meaning and desire to live, reflects a sense of belonging and well-being (Ujang & Zakariya, 2015). In the book "*Place and Placelessness*" Relph mentions: People's identity of and with the place is place identity, which allows a place to be differentiated from other locations. Moreover, it has three components: 1) the place physical setting; (2) its activities, situations, and events; (3) the individual and group meanings constructed through people's experience and intention by paying attention to that place (Relph, 1976, p.45).

Human manufacturers like architectural works and buildings are members of creating architectural identity. They are actual documents, and as a mirror, reflect all socio-economical structures, building technology, lifestyle, skills of citizens in that period, and other relevant information. Therefore, buildings witness different times of the city, carry architectural characters of its period and prepare cultural continuity. Thus, the role of the architectural works is high and significant in city identity establishment, the durability of culture, forming and transforming the data of urban identity to next generation. Unplanned changes alter the city identity by damaging the city's historical and natural elements. Specific identities obtained from local nobility are omitted.

According to all the data presented earlier, the relationship between healing environment, well-being, and place identity has a principle role in maintaining and developing identification neighborhood (Vidal and Troffa, 2012). As Hernández-Garcia (2012, p.98) says: "we define positive environments as settings whose socio-physical characteristics generate environmental configurations that encourage personal development and growth. At the same time, they can promote the psychological experience of physical, mental, and social well-being, life satisfaction, and positive emotional states. The home, the city, and both built and natural environments should be analyzed in the light of these positive parameters. Accordingly, lines of research involve the place-identity concept".

3.3 Concept of Sustainable Identity in the Context of Urban Transformation

Nowadays, sustainability is an urgent demand because of the regulations, community relations, cost and revenue imperatives, social and moral obligations. It is supported by duty, culture, and people. The main items of obtaining sustainable performance are simultaneous improvement of society, environment, and economy. In other words, development or permanent qualities of the understudying phenomena is named sustainability. Therefore, time and culture become important considerations. Sustainability depends on creating self-production or self-perpetuating characteristics. It eludes short-term or interim solutions which do not remark the main issues (Throsby, 1995; Epstein, 2008).

Modern man's need to be satisfied without threatening the next generation's need creates the concept of sustainability. Meantime, urban sustainability is defined as a concept that underlies the interconnection between transport network, urban structure,

and urban life. Society, economy, and environment attached as commonly reinforcing items are three main components of sustainable development in any context. Sustainable identity depends on design operation that lets the transform of the surrounding environment (Michael, Noor, & Figueroa, 2014).

As Ujang & Zakariya (2015) says self-identity, sense of society and sense of place are items that are dependent on sustaining the meaning and identity of urban spaces. Separation and isolation of community, incredible place attachment feelings, changes, and transformation of buildings and spaces, changes to their users and functions can cause the loss of identity. Duration and sustainability of social identity are in relation to place meaning and attachment and its effect on culture and social experience.

Local condition and immediate environment to user needs are two critical items that described the quality of housing and identity. The user's lifestyle is a reflection of the city and housing. Creating an identified settlement needs to define housing quality to establish requirements. So we can imagine the relationship between housing and humans and disclose how users anticipate the space despite these relationships (Taş & Taş, 2014).

It is evident that the issues of sustainability require paradigmatic change. People manufacture their house and house life by cleverly allocating existing patterns, adapting them into new and unique systems, and letting for the exhaust of design qualities and functions over time. These actions' original principles are invention, renewal, and reuse that are essential principles of a sustainable operation. The role of a stimulating factor in the life of artifacts is a sustainable identity for users which emphasizes principles of sustainability in interactions with design artifacts.

Buildings evolve as a function of the action of people and families who spend time there. It is bound by the type of settlements. In the way of producing developments to existing habitations, recognizing the method of place growth is crucial. A design process initiated on a cultural level and extended period, wherever designed items are formed inchmeal and continuously to competent the surrounding environment in an ever-changing context. Therefore, a good design character contains awareness to local ecology and work practices, making a fully representation of the users and the use status, rather than being centralized on special functions and technical requirements of the system. Residents are everyday designers whom restore or reclaim systems. With

an establishment of a sustainable identity which relies on conventional design and sustainable interaction design, they demonstrate variation from a traditional identity for the user to an alternate sustainable identity (Dülgeroglu, 2003; Goličnik Marušić and Nikšič, 2012; Wakkary, 2011).

3.3.1 Social sustainability

Economy, environment, and society are three main columns of sustainability. The social part because of its relation to human, hardness and complexity have not been explored much. Social sustainability has been evaluated by different qualitative and quantitative criteria. It has various aspects such as civil society, social capital, social equity, social peace, human right and cultural diversity. Social relations that let individuals access resources and their amount and quality are named social capital. Moral obligations, norms, trust, and social networks are three main components of this concept. In the context of sustainability, the ratio of costs and benefits to people is named social equity. Social peace is related to the well-being of any individual (Mani, Agrawal, & Sharma, 2014; Popovic, Kraslawski, Heiduschke, Repked, 2014).

Some scientists defined social sustainability as a personal code of conduct that needs to be achieved in an equitable, inclusive and prudent manner. Bruntland Comission cites sustainability as: “Meeting today’s needs of people without compromising the needs of the future generations.” On the other hand, Throsby cited social sustainability as one of the interpretations of culture named anthropological or sociological vision. In this way, it is defined as a group of relations, orientations, activities and opinions that work as the main activities of every community and has intergenerational transmit (Mani et al., 2014; Throsby, 1995).

Sustainability of society, economy, ecology, and technology are different dimensions of development. It has long roots in both enlightenment and economic growth which was updated in the 21st century through the globalization period. Sustainable development is an open-ended program which tries to modify environmental and economic activities and social civility.

A community life’s sustainability is determined by social identity and environment quality. The socio-cultural identity of people is built on images of a customer society and evolution of a wage labor society. It is an excellent adaptation of sustainable

development and sustainable livelihood. Public services and taxing are efficient tools for making an identity. Social identity is the core awareness structure of people to prompt everyday life. Studies have shown that harm to physical space brings harm to social identity (Farida, 2014; Kohl, 2008).

According to Throsby (1995) culturally sustainable development is influenced by all the political, instrumental, social and economic settings. It is determined by four primary standards (1) advancement of material and non-material well-being; (2) intergenerational equity and maintenance; (3) equity within the present generation; (4) recognition of interdependence.

3.4 Consequence of Changing Identity in Urban Transportation Process

Architectural landmarks and streets are important visible signs which minister to raise people's sense of identity, awareness, and loyalty to a place (Eranıl Demirli, Tuna Ultav, Demirtaş-Milz, 2015). Any change in urban transformation process makes evolution in the physical and social structure of the district. Therefore, these changes affect social identity and place identity. These changes have a vast dimension. In the following sections, various social items will be investigated. Society satisfaction, attachment, and identity are three general levels in a social sense. They surely overlap in some areas. Since cities are appraising as physical, social, economic and cultural dynamics, identity is shaped by a variety of factors special for each district (Hummon, 1992; Yaldız et al., 2014).

The sense of place is a notion that has been affected by the urban transformation process. It is a complete mix of physical forms, activities, and meanings. It can separate from the people who create and use it. Public memorials are perspectives that make memories alive in public memorials through the physical presentation in public areas (Ujang & Zakariya, 2015).

Memory sites are connected to their environment and are multi-user and alive all the time. They are not separate from urban life and everyday life and give information about a district's background. These places have the power to influence society's sociological and psychological structure to protect cultural values or even change them. They have high potential to positive affecting the social memory and urban identity (Maree, Gurler, & Ozer, 2013). This part tries to take attention to the different

sense of settlements toward the neighborhood. Figure 3.3 below underlines the affected items in sense ties toward the place.

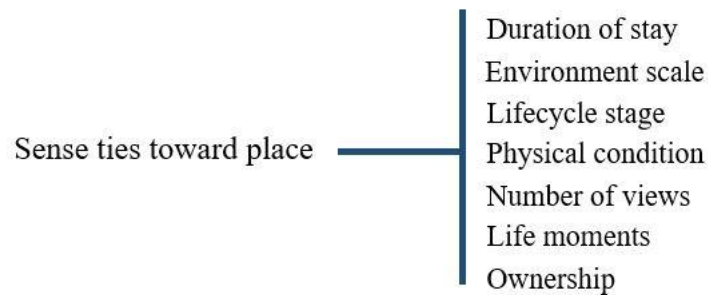


Figure 3.3 : Affected items in sense ties toward the place, adapted from (Casakin et al., 2015; Ujang & Zakariya, 2015; Hernández-Garcia, 2012 and Hummon, 1992).

Each public space is determined by how it is used. In other words, it is an inter-relationship between people and place. They are places for cultural productions and exchange, a place to negotiate problems and subjects and a place to build society and values. Locals mostly developed these public open spaces. They are suitable places to have gatherings and celebrations (Hernández-Garcia, 2012).

3.4.1 The effects of changes in place attachment

Culture and geography collaboration nourishes maintained and protected the spirit of the place. These places have an essence, an atmosphere and character which dismembered them from others (Cojanu, 2014). As Relph expressed, spaces turn into places by inducing the meaning to them that must be different for individuals, groups or the community as a whole. Stresses the emphasis of belonging and attachment senses (Relph, 1976).

The emotional connection between the person and her/his life's region is named "place attachment." It causes feelings of comfort and safety and trend to remain in that location for a long time (Casakin, Hernández, & Ruiz, 2015). On the other hand, people's reaction toward the environment as feeling, emotion and behavior reflex is named place attachment, too. It is a kind of feeling that is an emotional and functional domain of environment experience. It develops when a place has been well-identified and meaningful by users and is able to proper condition to perform their function and social aims better than another alternative.

Place attachment is a complex phenomenon as it blends several aspects of people-place bonding. It includes interactions of effect and emotion, knowledge, and acceptance, behavior and actions about a place. As Low and Altman cited, it has an associate role in development, maintenance, and protection of person/group identity or culture (Altman, 1992). In figure 3.4, we try to explain different aspects of place attachment according to studied articles.

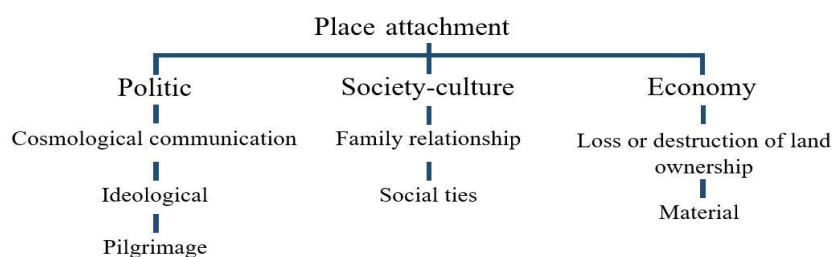


Figure 3.4 : Aspects of place attachment (Low, 1992).

Place attachment and place identity are different but closely related concepts; both light the connection between people and places (Bernardo and Palma-Oliveira, 2012). The idea of place identity has a close relation to place attachment. Place identity apparent through own beliefs, thoughts, priorities, and values that related to such a place. This concept is not stable and can differ by personal characters, the location of birth, social and concrete place interactions. There is no clear border between the concepts of place identity and place attachment. They have been affected by different variables and measure various aspects of environment interactions and psychology, but in some cases, these notions have been used interchangeably (Casakin et al., 2015).

Place identity has an intrinsic interest and relation to place attachment. There are verity concepts about their relation. Some researchers believe that place attachment is a component of place identity. Some others consider both of them as dimensions of a bigger concept, like the sense of place. At last, some propose place attachment as a complex form which has been created by mixing the factors like identity, dependence on the place and social bonds (Hernández, Carmen Hidalgo, Salazar-Laplace, & Hess, 2007). These relationships are presented in figure 3.5 by the author.

Characteristics of user groups in the scope of their role, culture and social level affected the place attachment degree of different socio-cultural characteristics (Ujang & Zakariya, 2015). It is concerned with various items some of which are mentioned

below, like residence time, and the scale of the place, but they are not all the elements that are affected.

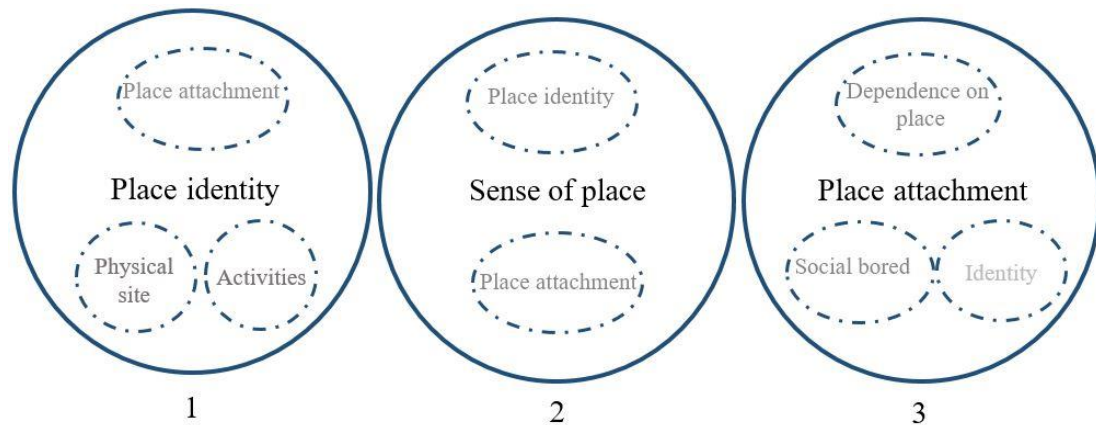


Figure 3.5 : The relationship between place attachment and place identity, adapted from (Hernández et al., 2007).

Most of the times place attachment feeling has a direct relation with an environment's physical condition and the way people perceive it. It is a multiscale sense; it develops in various environment scales such as home, neighborhood, city, and some other scales. The spatial perception, belonging, responsibility and motivation towards environment affect the person's place attachment developing. Dwelling in a place for a long time and life-cycle stage, considerably increase the sense ties toward the place (Hummon, 1992).

In the notion of place attachment, mostly neighborhood attachment has been investigated. It is a psychosocial process, which reflects residents' satisfaction and social interactions in an area. Neighborhoods' quality has a bigger effect than socio-demographic items in residents' place attachment feeling. Residents' place of birth, their participation in social activities and celebrations with local people help to have a powerful place attachment. Unlike neighborhoods, areas and cities are not interchangeable, so they play a greater role in the development of place identity. High-end services in the main cities and social relations in small cities can be reasons of place attachment. Identity and attachment both are stronger in major cities (Casakin et al., 2015).

The length of residence and property ownership affect the relationship between a person and a place in an inescapable way as experiences with a place lead to more place attachment. It has a direct relation to place attachment and identity; on the other

hand, mobility has opposed with them. Spending more time in an area and lets residents create everyday interaction and contention with social network (Vidal and Troffa, 2012; Zenker & Rütter, 2014). Long-time residents in special areas, important events and life moments, and frequent visits are the items which create the highest level of experience and familiarity. All of them affect people's perception and level of attachment (Ujang & Zakariya, 2015). Place attachment is a positive feeling that people develop towards a particular area where they tend to remain and feel safe and comfortable. The length of residence, connection with the community and home ownership affect the degree of attachment.

The state of economy and property are types of place attachment in cultural dimension. They are salient factors of the economy, society and politics. Place attachment has three primary aspects: (1) social aspects through family or relationship ties; (2) material aspects through loss or destruction of land or ownership; (3) ideological aspects through cosmological communication and pilgrimage (Altman, 1992).

The sense of place is related to the type and quality of the communication between the newcomers and the place where they live. It is combined with place identity. They often demonstrate feelings rooted in, connected with, or belonging to a site (Lattanzi Shutika, 2012).

A sort of place attachment is related to the genealogy which maintained, enhanced, and moves on by living in a place, by being born or marrying into a household, or by remaining in a place for an extended period of time. So, the process of attachment is an experiment of living or being in a location. It usually occurs in traditional peasant societies where the connection of inhabitants and their residence is settled (Altman, 1992).

Hernández et al. (2007) cited previous research has shown that place attachment and place identity behave differently with locals and other people. Place attachment develops before the identity. For locals, there is not a big difference between these two items. Moreover, newcomers show a higher level of attachment than identity.

Some researchers have shown that the residential mobility has a negative impact on place attachment and place identity. Change of the residence causes the loss of connection between people and places. On the other hand, it can be a chance to develop a connection with new places; new connections create a new sense of place.

Development of social identity in bond to a place is a complicated process. The sense of place develops through residence; it's one side is residents' experience with places that include social and personal identity (Vidal and Troffa, 2012).

Belonging is a fundamental human need and an element of the sense of place. It is a process where people reflexively judge the suitability of a given site as appropriate given their social trajectory and their position in other fields" (Lattanzi Shutika, 2012). Persons describe themselves about their belonging to special places, arising from the interactions happened with/in them. Therefore, belonging can be a component of personal identity.

In new destinations, issues of belonging become a two-fold challenge. Local social contexts switch with the introduction of new population making new destinations "new" for newcomers and long-term residents alike. New residents sensibly battle to belong, but it is true for people who have lived their integrated lives in places where have become the new terminal. In many situations, longer-term residents experience a type of localized displacement, a feeling that their "home" is no longer a familiar and predictable place, thus making it difficult to embrace the changes that take place around them.

3.4.2 Satisfaction in urban transformation process

A place satisfaction is the understanding of the gap between residents' expectations and the reality of their residence, and obtaining to one's aspiration degree. There are extraordinary proofs that show social satisfaction is affected by people's realization of their environment (Hummon, 1992; Huang and Du, 2015).

Life satisfaction refers to a comprehensive assessment of one's life in two terms: first, evaluating one's life in terms of individual relationships. The second term translates satisfaction with relative standard of living or material comforts. Urbanization and urban changes affect the second term of appreciation (Chen, Davis, Wu, & Dai, 2015).

Zenker & Rütter (2014) cited fifty percent of citizens' satisfaction with a place depends on "urbanity and diversity" as a metropolitan character; "nature and recreation" communicate residents need to clean and peaceful places; "job chances" all job-related items; and "cost-efficiency" as conception of living cost in various places. Figure 3.6 below underlines these assessments of satisfaction.

Neighborliness, social trust, and neighborhood attachment are important for individuals and society. Studies have determined that both demographic and physical environment components influence neighborliness and satisfaction. They related to a small size of an area, well locating, quality, access, safety, amenity, and enable social communication and connection level to the neighborhood (Pojani & Buka, 2015).

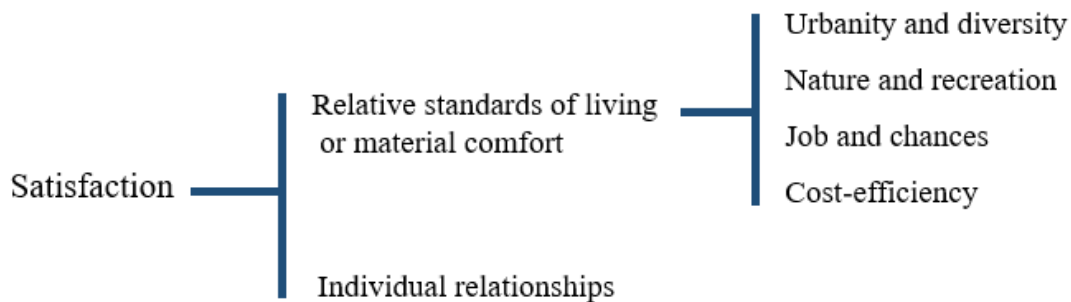


Figure 3.6 : The items of satisfaction adapted from (Chen et al., 2015; Rütter, 2014).

Living condition, education, health facilities, housing price, social services, and cost of living and job opportunities are items which influence satisfaction level. Social systems also affect residents' satisfaction positively. People who have strong social relations in their environment have a higher level of satisfaction.

Residents have high satisfaction with larger size and better form of housing. The place and condition of the neighborhood are important factors in residents' satisfaction. The quietness, greenness, cleanness, and security can increase its level. Public facilities and infrastructures determine the degree of life comfort and satisfaction. Social relations, solidarity, and safety are other affective factors. Freedom to choose housing and ownership are other factors which directly increase satisfaction. On the other hand, there are items like household characteristics like age, sex and income status which influence satisfaction in an unclear way (Huang & Du, 2015).

As Dülgeroglu (2003) mentioned in an essay, there is diversity between rural and urban residents' cognition of housing. At the same situation, rural dwellers are more content in the context of the space suitability, sense of ownership and safety. She says the spatial, appearance, size, cost and values are the most important factors which influence the satisfaction of Turkish people. Social interaction is strong in low-middle income housing estates.

Ramkissoon and Mavondo (2015) cited that there is a dilemma to recognize whether place attachment is prior to the satisfaction or vice versa. In their essay dependence, identity, affect, and social bonding have been defined as the four dimensions place attachment. In between, place, dependence and identity are commonly effective factors of place attachment and place satisfaction. The results show that place satisfaction affected place attachment directly and indirectly. The writers believed greater satisfaction creates stronger place identity. The relationship between satisfaction and place attachment is presented through figure 3.7 by the author.

The communication between society and place is imperative anywhere each fortifies the identity of the other. The place identity supported by the sensual distinction of the environment is determined through socio-cultural characteristic of inhabitants (Erani Demirli et al., 2015).

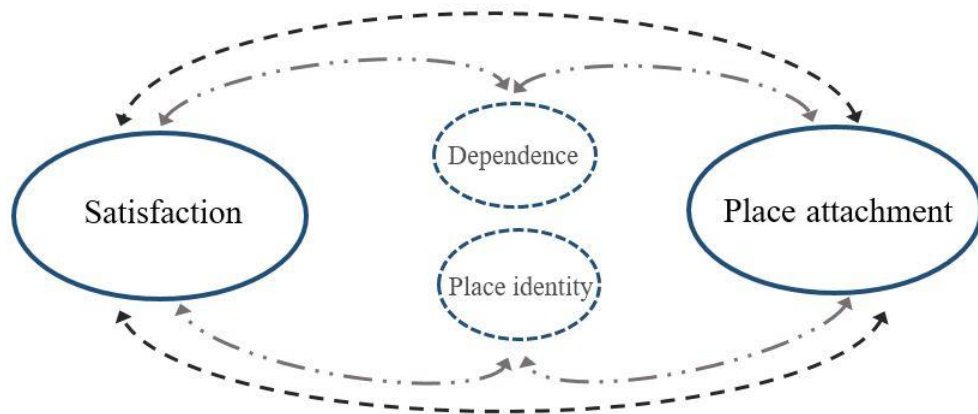


Figure 3.7 : The relationship between the satisfaction and place attachment, adapted from (Ramkissoon & Mavondo, 2015).

Previous studies show that density and height increase have a negative influence on social connection. It is mixed with economic changes and migration problems led to a sense weakening satisfaction (Pojani & Buka, 2015). Therefore, the highest levels of happiness and satisfaction are in small towns. On the other hand, well-being and satisfaction are highest in urban areas in less-developed countries (Chen et al., 2015). According to the subjects mentioned above the satisfaction has affected by different objects and the scales.

3.4.3 being and quality of life Well- in relation to changes

Mazumdar described a high-quality place as a place where dwellers can connect to, feel attachment and identify with, remind and miss (2003). According to this definition, the sense of place is a set of local people's culture, society's perception, psychological well-being, the uniqueness of the place and connection between people and place. Since humanity spent most of its time in buildings as a physical environment, residential environment has a significant role in human well-being (Garcia-Mira, Uzzell, Real, & Romay, 2005).

The quality of life is the detection of the connection between people and their everyday urban environment. The notion of quality of life is aggregate; it involves a large group of contributors' aspects like housing, education, work, and the environment. It is one of the essential components of urban identity. The quality of life has two primary aspects: first an observable evaluation of the physical environment in residential areas. For that, information is collected via a physical survey. The second is an internal assessment of the social and economic scope and satisfaction of residents. Information is gathered through a social survey by focusing on levels of satisfaction with aspects of urban living, residents' sense, and their behaviors and experiences in their dwelling area. In the context of housing and environment, there are three approaches to studying the quality of life. In the first method the focus is on well-being and satisfaction. The second way is related to government and living standards. The third approach directly connects the quality of life to sustainable development, as the terms used correspondently. As a result, quality of life is influenced by a wide range including local and general culture, nature, policies, ethnicity, sustainability, transformation, life experience, residents, and some other items (Özçevik, Sener, Sener and Altun, 2003; Garcia-Mira et al., 2005; Turkoglu, 2015). Figure 3.8 displays the aspects of quality of life.

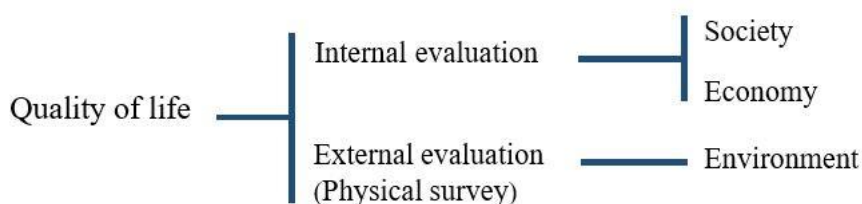


Figure 3.8 : The aspects of quality of life, adapted from (Özçevik et al., 2003; Turkoglu, 2015).

The quality of life levels affects both economic and social well-being. It has variety indicators such as health, education, social welfare, and state of the environment and economy (Turkoglu, 2015). In the words of Low (1992, p. 63): “With the information that place attachment is a significant part of human well-being and psycho-cultural adaptation to an environment, designers may be able to solve problems of housing and public space in ways that protect those aspects of the environment that are most important for attachment”.

Many sociologists like Georg Simmle and Karl Marx have recommended in modern society that pleasant feeling is lost in more urban areas. Urbanization, high density in cities, and assertion have caused a loss of corporation and connection to place and anonymization. All of them conduct to estrangement, lack of community and loss of quality of life (Mazumdar, 2003).

3.4.4 Affordability and Ownership

The most important social factor of health is housing. Their connection has been certified. Affordability of housing is the most important item in that regard because it has a particular attention to mental health (Mason, Baker, Blakely and Bentley, 2013). Affordability of housing has been defined in various ways; every expert has his precise description of this word. Here, we remind some of them in the context of the cost of housing and social income structure. We can say a house is affordable when the residents spend less than 30% of their earnings for that. The government's standards support this description. Houses are affordable when households pay one week's wage for one month's hire to an average-level house. It is about 25% of their salary. For each family, an affordable house is a house of their average income. In most cases, affordable houses are at urban middle and low-income households. They are located in places close to urban facilities and services. (UK Policy definition; Newman & Holupka, 2014; Jie and Jiao, 2011). Housing affordability is measured by houses' cost and households' salary relationship. Now the interaction between housing and location is the criterion for measuring house affordability. The location, its amenities like school and job availability, welfare and safety are items of affordability (Mulliner et al., 2013). Figure 3.9 shows the affordability of houses in relation to the income.



Figure 3.9 : Affordability of houses in relation to income.

Nowadays, sustainability and affordability of houses are two principal objects which complete each other. Therefore, we must find affordable houses in sustainable communities, and sustainable communities include affordable houses. Housing affordability has mostly been studied regarding the economy, so other important aspects such as sustainability, quality, and district of the house are neglected (Mulliner, Smallbone, & Maliene, 2013).

Local authorizers and financier improve the housing affordability, quality of life and sustainable society in the region by creating an alternative form of investment and facilities in the district (Mulliner et al., 2013). Figure 3.10 shows the different aspects of affordability. Affordable houses can be studied in various majors, for example, it can discuss the economy, architecture, urban designing, sociality, and physical or mental health departments.



Figure 3.10 : The aspects of affordability, adapted from (Mulliner et al., 2013).

Affordable houses have a very significant effect on the social and psychological development of children, but living in informal houses with significant problems in lighting, ventilation, high density and other problems cannot provide expected standards (Url-4). Housing affordability also affects children's enrichment. The time

that a family spends to train their children and the parents' education level intensify this effect more (Newman & Holupka, 2014).

Dwelling substitution and district changes are affected by filtering models and dynamics of housing cost. External and internal subjects affect house prices. Housing policies, house market condition, structure of the building and its neighborhood are classified as interior subjects. Other physical, socio-economic, cultural, amenities and accessibility are external elements which impress house prices. All of these elements influenced the price of the house and were important items in gentrification.

In cities where the rate of mean annual population growth is high, lands are limited and very expensive. This event affects people's to reach an affordable house. High housing price in Istanbul decreases the homeowner rate in comparison with Turkey's average Housing affordability is connected to sustainable development. Therefore, it is connected to settlement's developing quality in accommodating environmental sustainability. Request for a new house is in a direct relation to the family's income. New houses are bigger and more valuable than the older ones, so their occupants need an increase in their salary (Gür, 2009; Gür & Dülgeroğlu, 2011).

Gür & Dülgeroğlu (2011) say affordability is a kind of disappointment. Moreover, they clarify various levels of that between different social groups: (1) low-income families with narrow housing choices; (2) families who have problems in their living house; (3) families who face problems in the affordable housing market or have the potential for that.

Housing affordability is about the renters. The affordability of houses has not been studied by house owners because having a house determines affordability (Mason, Baker, Blakely, & Bentley, 2013). Housing quality and ownership always influence place attachment and affordability in a positive way (Hummon, 1992). The private low-income renters are the most vulnerable groups of people who are prone to mental health loss, and the house purchasers are the protecting group in housing affordability. Housing cost and renters' type have a significant impact on mental health.

3.4.5 Lack of belonging and displacement as results of changes

The basis of belonging and place attachment refers to identity. It reflects the community's culture, desires, custom, and needs. To have a continuous identity, the development is the core item. It must work in parallel with custom and original aspirations (Aly, 2011).

Changing the demographics and socio-economic structures of an area creates some differences in number and type of commercial places, amenities, public services, and infrastructure. In addition, it changes place identity because of physical and social changes. In total, these changes benefit neighbors' ability to gain services and high quality of life in a region. However, sometimes after urban transformation implementation, neighbors do not care for the existing residences' needs, and they cannot feel comfortable in the area. Enhancing the assets and rent prices and changing the socio-economic structure of the region are other significant effects of displacement. This event decreases the sense of belonging and place attachment of shelters. People are willing to have interaction and relation with individuals who are similar to themselves and are on the same social level. However, new residences have a better educational degree than the original ones, so this creates a gap and social problems between these two groups of residents. So in gentrifying areas, new residences do not have much communication with long-term residents (Freeman, 2012; Gür, 2009). During urban transformation process, the vitality, livability, and sense of place (belonging) have been changed.

Amend in social identity is a physical and socio-economical process of changing low-income residents of a neighborhood with upper income and a higher level of groups of people who do not make changes in buildings; they try to protect its historical aspects. The location of the region, aesthetic and architectural values are the most significant potentials of a neighborhood. After 1970, along with cities' expansion, displacement began in many countries. The gentrified areas mostly were used for some artistic and cultural purposes (Ergun, 2004). It defines a wider context than converting low-class residents by the middle-class in a region. It takes place in various locations and forms (Islam, 2009). The relationship between people and place can be seen as the empirical construction of space originated in the everyday use of places, including social, cultural, and functional usages.

Urban transformation projects in postindustrial economies try to decrease physical and socioeconomic deterioration and create a positive image of an area. Sometimes these actions make the place more attractive to a group with different socio-economic characteristic and lifestyle. A new field gets new financial supply and service activities that are in harmony with new dwellers (Belanger and Cameron, 2012).

3.5 Evaluation of the Chapter

For having a chapter summary, it is possible to say that a sustainable community for being needs a sustainable building and environment. There for a sustainable urban society is connected to the relation between the economy, society, and environment. Moreover, there is a direct relation between all of them and sustainable identity.

Urban identity is a sort of identity, which has created through a time of objects and places. It is achievements and future of the locals in a large scale. Moreover, shows the city character and accepted by everyone. It has three primary aspects: socio-culture, socio-economic, and physical and environment. Urban identity has studied in two social identity and place identity notions. After globalization and city changes, cities started to damage their historical and natural elements and losing identity. In fact, urban identity is establishment and durability of culture.

Social identity is a sense of attachment, attention, and pride. It branches from belonging or depending on particular groups. It takes place in social life and social environment. Moreover, it is what people have in common or what similar or distinguishes them. In another hand, place identity is related to urban structure, morphology, nature, and history. It contains both the physical elements and social notions of place. Architectural housing image reflect believes, requirements, attitudes of users. Place identity is an essential part of person's whole identity.

Urban sustainability highlights interconnection between transport network, urban structure, urban life, society, economy, and environment. Any change in urban transformation process makes a difference in physical and social structure and sense of place. As a result, feelings of the place is components of sustainable development.

Place attachment is person's emotional connection to life's region. It caused comfort and safety by remaining for a long time in a location. It has studied in neighborhood scale. Place attachment plays a social role in develop, maintain, and protection the

individual and group identity. It has affected by user's characteristic. Place attachment and identity are stronger in the major cities. Satisfaction has influenced by physical environment, demography, social system, high-end services. The terms of place attachment and place satisfaction influence each other directly and indirectly ways.

High-quality place describes as a place where dwellers can connect to, feel attached, and identify, remind and miss it. Society, economy, and environment are three main dimensions of high quality and wellbeing. Urbanization and high density in cities have decreased the connection to the place and communication, all of them has caused the reduction in quality of life. Housing affordability is in a direct relation to the sustainable community and mostly is studied regarding the economy. It has been describing in according to the welfare and safety and the income of the dwellers. The affordability of houses has studied by renters, and it must not take more than 30% of their earnings.

Changing the demographic and socio-economic structure of an area makes changes in its society and physic. As a result, district's identity has changed. This event has decreased the sense of belonging and place attachment of settlements. Losing the vitality, livability, and sense of place are results of these changes. It enhances the displacement sense in local settlements.

This chapter has tried to found a relationship between the urban identity and social and physical aspects of the city. Also, have a holistic view of the urban transformation projects and process effects on the identity components. After all of this literature review in the next chapter tried to explore all the concepts and notions in the second and third chapters in a case study.

4.READING KÂĞITHANE AS CASE STUDY

As Roberts and Skyes (2000) found that urban areas are dynamic and complex systems and contain various functions. The related gravity of each of these activities has varied over time. Each of these changes conceives new appeal for ground, infrastructure, and facilities. According to all these points, the crucial aim of this research is to investigate the effects of urban transformation process from the perception of identity in the both social and physical aspects. Moreover, try to follow the physical changes influence on the social structure. This research has a case study and is an exploratory study. The case study is one of the oldest informal settlements in Istanbul. It has been tried to cover the literature in a certain district and see its impacts in these colonies.

In this chapter, we try to define the Kâğıthane's historical development process and describe the Çeliktepe quarter in the district. Moreover, describing the physical and socio-cultural aspects and their changes during the time. We have results which we gain from the questionnaire and take the resident's idea about the district. Then we try to wind up the results and compare them with our hypothesis.

4.1 Definition of Kâğıthane as Case Study

Kâğıthane is an independent village, which located in eastern Marmara region, on the European side of Istanbul. It was separated from Şişli with Law No. 3392 in 1987. It surrounded by Şişli, Beşiktaş, Sarıyer, Eyüp, Ayazağa and Beyoğlu (Yetman, 2013). The district has separated into nineteen smaller quarters as seen in Figures 4.1. Each of these quarters has a different position, potential, and needs. In according to these differences the operations and changes are various. Çeliktepe is one of Kâğıthane quarters which is located on the board of Ayazağa. It is one of the high-density quarters of Kâğıthane. This quarter has been formed as a result of the extensive construction activities which were held in Istanbul before 1960. Before this date, it was an empty farmland.



Figure 4.1 : The location and quarters of the district.

4.1.1 Historical development process in Kâğıthane

Kâğıthane has a history dating back to the Roman era. In that time district was named Pissa. In a holistic approach, the district has two significant periods in the history; the first one remains until the middle of 20. Century. It belongs to Ottoman Empire and goes back to Byzantine period. The second one is Republic period that is starting in the 1940s and lasting until today. This new Kâğıthane is a result of harsh urbanization.

During the Ottoman Empire era, because of the tulip fields, several fountains, mansions and beauty of the district, peoples and poets entitled the district Sadabad. Also, the old resort in the district was named Sadabad. In old Istanbul, the district was a place of entertainment where javelin games, arrow games, and tournaments organized. In the nineteenth century because of its potentials and strategies, the district changed to an industrial zone. Many factories started working in this period. Some of them were paper manufactories; the district was named Kâğıthane after that. Nowadays only some ruins of particular structures of old Kâğıthane last. In the 1940s, most of the area's buildings were took down to build facilities for different state institutions during Second World War (Yetman, 2013; Aslan, Şen & Kurtuluş, 2014).

Even though the district has a long and rich historical background, and there were lots of the valuable historic buildings in it. Because of the second world war, most of the

historical remains like Çağlayan palace has been demolished. Nowadays there is no trace of these constructions.

4.1.2 Physical aspects of Kâğıthane

Kâğıthane was a small village for a long time. Its development process started in the 1950s by occurring the shack towns around local industrial institutions. At the same time, parts of Kâğıthane village's land were given to some people whom houses and lands seized during Istanbul development work in the 1950s. Especially, in the last 50 years, the district's population has increased in high speed. The ratio of the population changes is 1 to 4 in this period. These demographic changes started by the first phase of the village to city migration. They were because of the mechanization and industrialization in the urban areas. The labor force has migrated to the cities. These events and actions caused district become filled with squatters. Table 4.1 displays the district's demographic changes through the time.

Table 4.1: The population of the district.

Year	1955	1960	1965	1970	1975	1980	1990	2000	2007	2014
Population	3080	22818	56157	145427	207448	222977	269042	345239	418229	432230

During the 1960s, population growth in Kâğıthane gained a high speed. It was because of the commercial activities that focused on marketing basic materials, primarily the construction sector. Settlement started in the center of the Kâğıthane, but it could not reach lots of development, so the process had continued in western quarters and created high-density districts like Çeliktepe. Table 4.2 underlines population distribution in Çeliktepe.

Table 4.2: Distribution of population in Çeliktepe.

Year	Çeliktepe quarter
2000	28600
2014	32713

The theoretical development of district is known as the infrastructure of squatter districts at the ridge of the river valley, which was called tepe (hill). Our case study area, Çeliktepe is a sample of cited districts. In a short period, it filled with residences

which were hard to classify, stuck between shacks and apartment blocks (gecekondus and apartkondus) (Kâğıthane Municipality, 2015). Figure 4.2 displays these population growths in Istanbul.

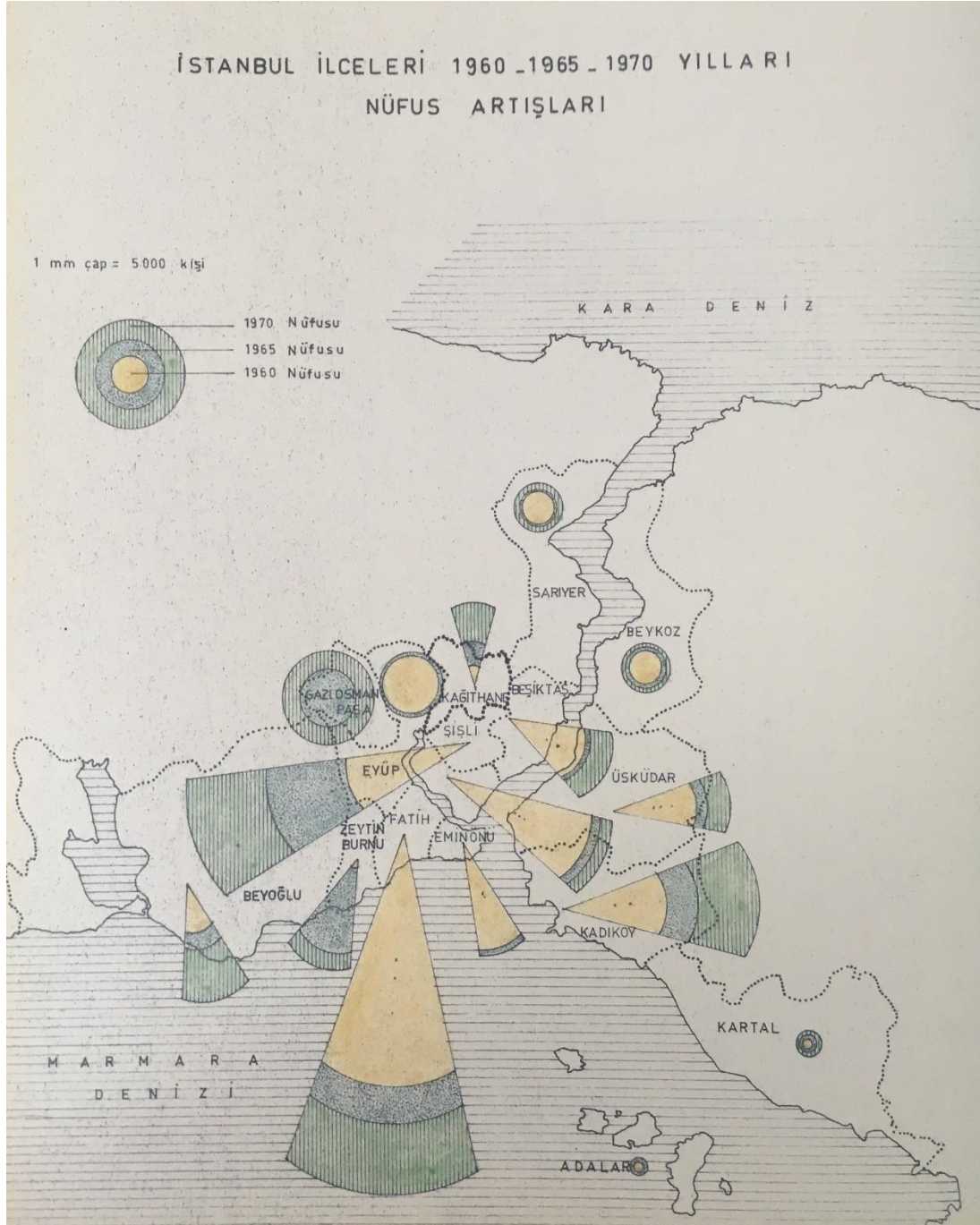


Figure 4.2 : Istanbul districts 1960-1965-1970 years of population growth (Yetman, 2013).

The industry had compacted the cities and economic model penetrated in most of the areas of social life to space's pattern. Squatter houses in Kâğıthane are typical examples of this period. The poor and migration people settled around the factories. Their social and cultural life constructed there. Most of these' immigrants are from

the agricultural and empty lands near the factories for responding their needs and constructing their low-cost and low-quality houses (Alkiser et al., 2009). Kâğıthane was not an exception in this process that the urbanization type and population movement that developed together with it. Figure 4.4 shows some views of the neighborhood.



Figure 4.4 : Some views of the neighborhood (personal archive).

Some projects are only reconstruction projects; they try to renew the urban without any master plan. We cannot classify these processes as urban transformation projects. These projects create problems, which occur during the using and experiencing

(Güvenç.2014). Before the urban changing process in Çeliktepe was in this way. The squatters change to apartkondus and then to apartments in related to the settlements economic situation. Table 4.3 displays a sample of house types in the quarter.

Table 4.3 : House types in the quarter.



However, since 2010, the Kâğıthane restructuring project of the Conservation Board to review the life and development plan for the region has gained momentum. In this urban transformation projects of Kâğıthane, had been tried to change the district to a livable quarter that is alive and dynamic at all hours of the day. For reaching this aims and objectives, the project has designed in three main categories. 1) transformation of squatter regions, 2) transformation of industrial areas, 3) the third can listed as

transformation the risky areas. In some areas of kâğıthane municipality and IBB tried to transform the squatter districts by houses which have constructed by TOKI. This step does not take place in Çeliktepe district (Kâğıthane Municipy, 2014). Figure 4.5 displays district's various classification.

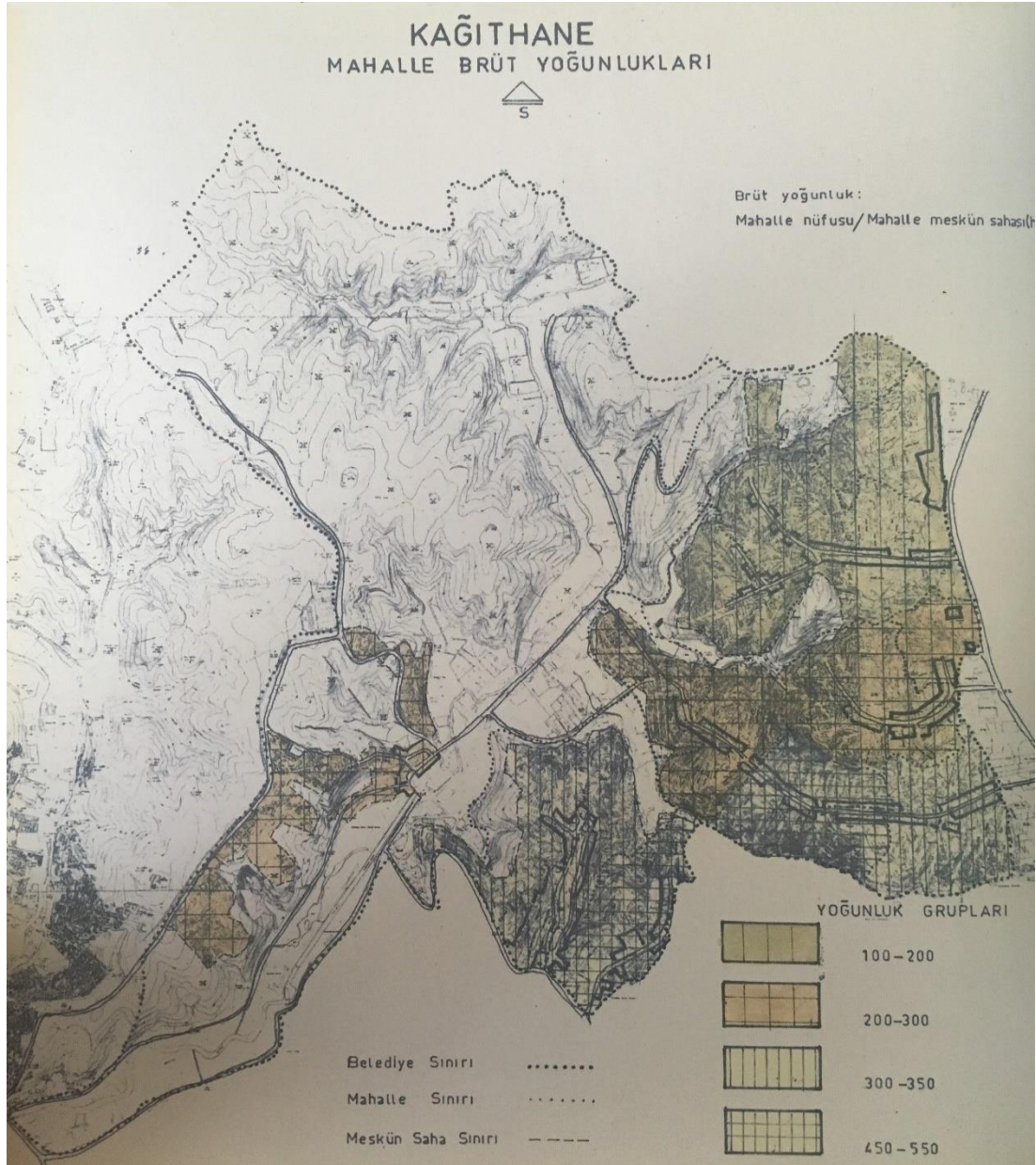


Figure 4.5: Plan of district's classification (Yetman, 2013).

Until the 1970s in developing countries, economic growths were noticed as a solution for housing problems; it was the reason for growing the informal housing as squatters in metropolitans. After the 1980s, the private sector in housing market got the more important role than the public sector. In the 2000s, the "enabling approach" changed the housing policy and government's role in housing ministration. Government draws

back from direct preparation. It prepares for land, infrastructure, and service for interferes and inducement in necessary. Studies and comparing with observation in the case have shown that the slope of the field in some districts are not standard and are not suitable for the service facilities. In the transformation process does not notice this problem and there are no changes in this part (Terzi, 1995). All of these cause changes in the district. Figure 4.6 below underlines these development stages in Kâğıthane district.

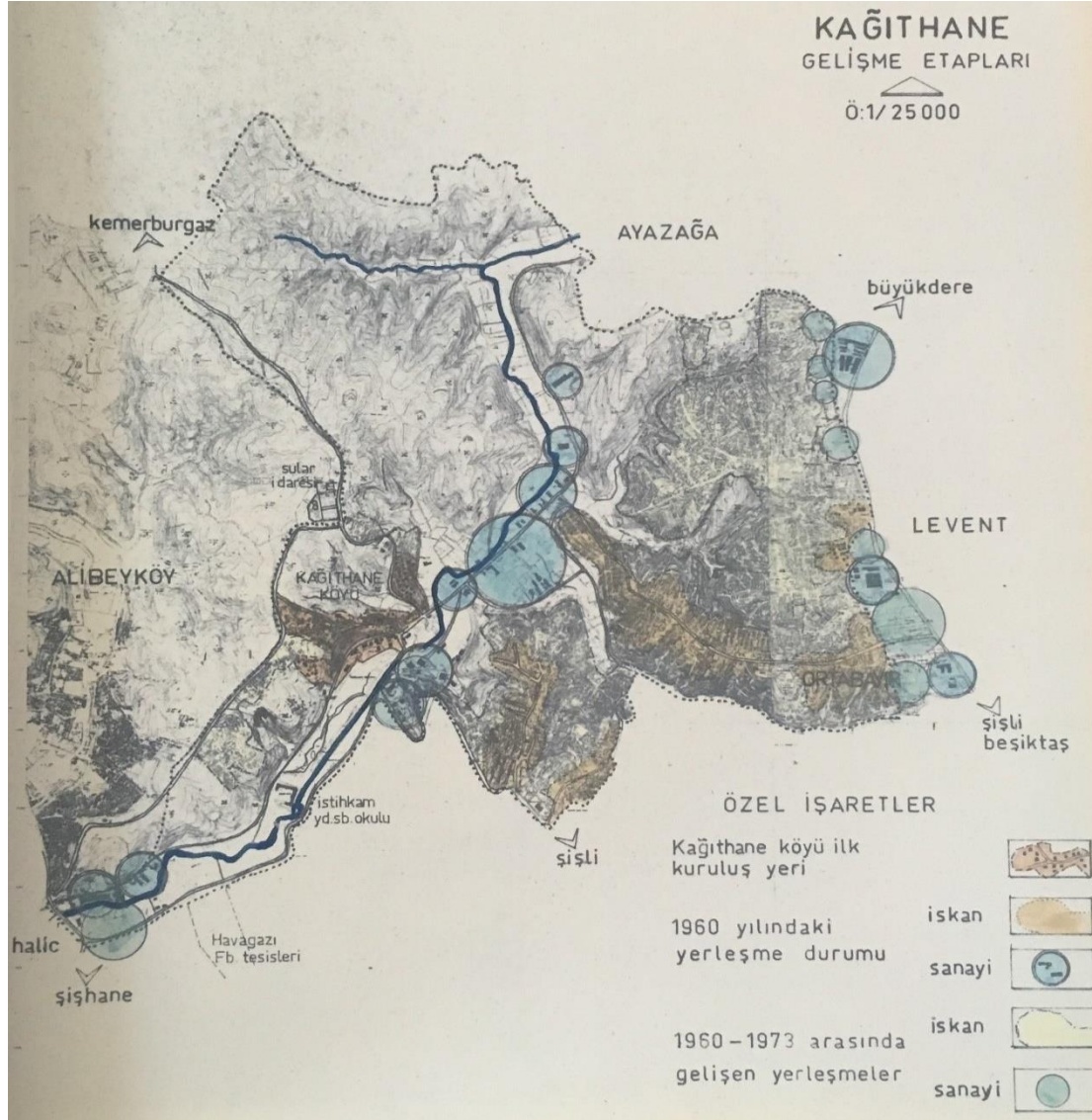


Figure 4.6: Plan of districts development stages (Yetman, 2013).

One of the most important reasons for high density in Çeliktepe and causing squatter settlements in the district is the initiation of factories in Büyükdere Avenue in the 1950s. It is a very close region to our studied district. The factory labors or persons who planned to work in these factories started to live in Çeliktepe because of the short

distance and lack of the transportation accessible and financial problem. In other hands, in 1970 Çeliktepe IETT garage had been established. It changed the district to a very easily accessible region. It worked as an event which attracted a large number of people to district. Figure 4.7 shows the garage photo on that days.



Figure 4.7: The photo of Levent IETT garage (an archive of Huseyin Irmak).

The last reason for high rate of migration in the quarter is its closeness to the Levent and Beşiktaş districts which are the main artery in Istanbul. Kâğıthane has located near the intersection of Tem and Büyükdere Street axle and our studied quarters are on the border of the Büyükdere Street that has a high developing process in all periods. This area has a strategic position because it has located in an excellent position. The area is a squatter district which has benefited from the high-quality facilities of neighboring. There is an invisible fringe between the quarter structure and the buildings on the edge of the street. They have anatomy and different characteristics. Which the buildings on the brink gain a luxury feature and change the function. All of these reasons changed the district to a busy neighborhood. Changes that happened in the most parts of these districts are in squatter and apartkondu buildings (Yetman, 2013; Aslan, at al., 2014). Figure 4.8 displays the district's communication plan.

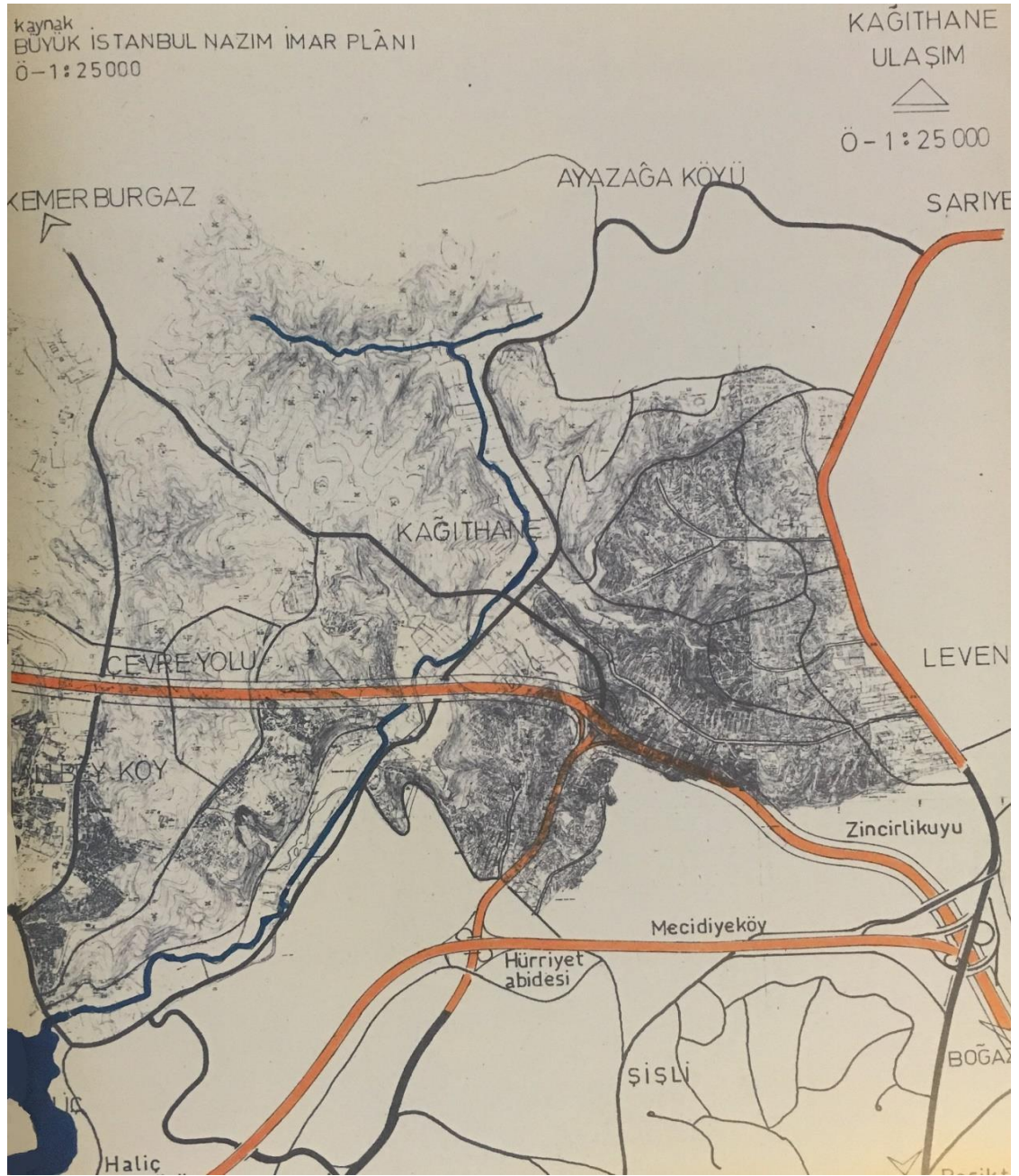


Figure 4.8: District's communication plan (Yetman, 2013).

Behind this edge, there is our studied squatter region, which is living the transformation process slowly. The region is transforming from squatters to the apartment blocks. In the below Table 4.4 the changes process through the Büyükdere Street is visualized. The table displays the significant changes through the time which happened in the district's ridge and transformed an empty area to a high-density luxury, trade region. There is a significant gap between the street's ridge and the background space in the Çeliktepe district. These differences are both physically and community.

Table 4.4 : The changes process through the Büyükdere Avenue.



Levent-Maslak Avenue
1940s



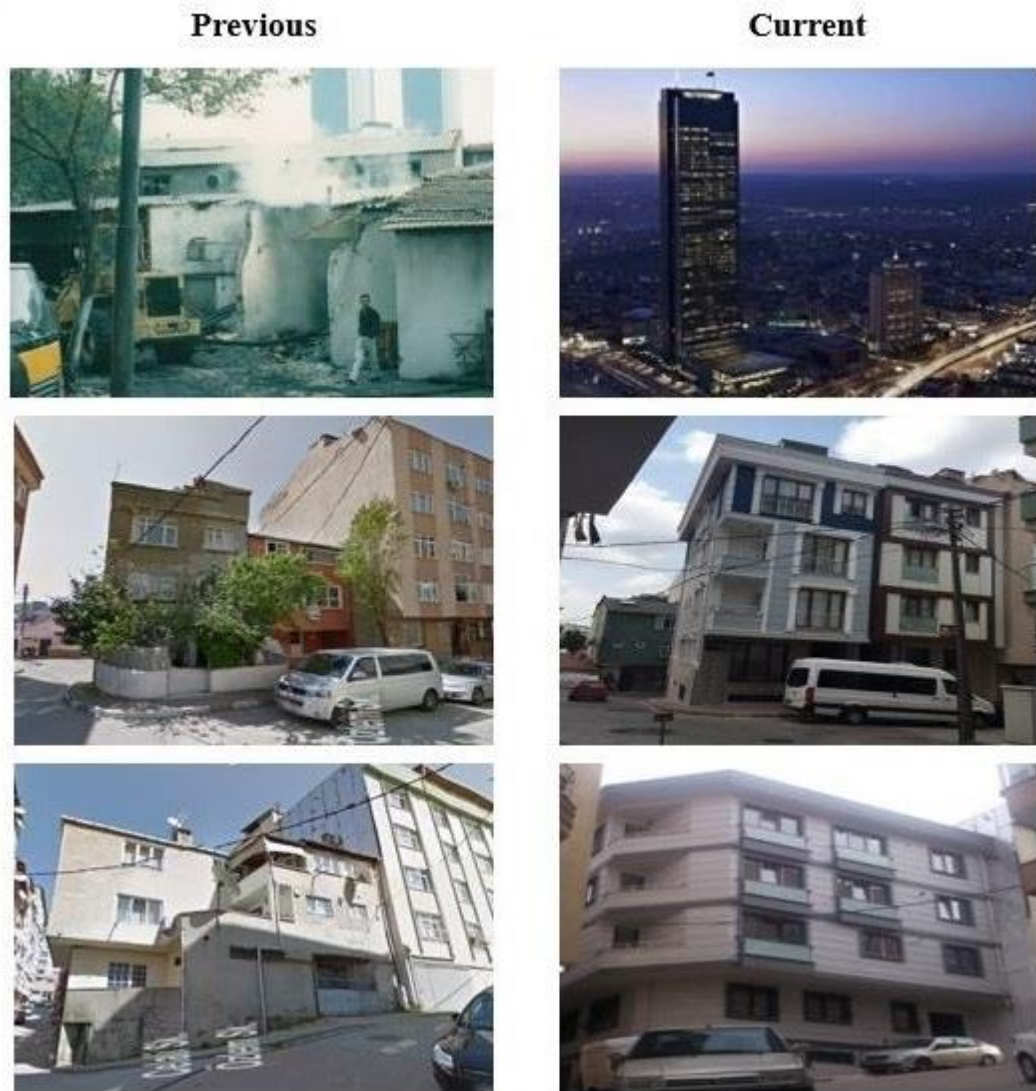
New Levent
1960s



Büyükdere Boulevard
2010s

The transition period from industrial to a post-industrial society cause significant modifications in the cities of Turkey. Squatter areas after 1984 law that let them progress to four floors quickly changed to high-density apartkondo zones. In the time, these squatter regions obtain a value, construction and housing sector looks for empty lands to answer housing needs. Especially the districts closeness to highways and high potential, locations (Danış, 2010). After this date, lots of the squatter houses or apartkondus started to change to apartment type. Table 4.5 displays some buildings previous and current position.

Table 4.5 : The previous and current position of some selected buildings in the district.



There are three types of changes in Kâğıthane, and all of them are implementing. The first kind is preventing squatter areas: in most the areas the squatter are changing to apartments. The second kind of changes is converting to new city blocks. The last type is converting industrial zones. Instead of the industry facilities, offices of large companies, residential and shopping center projects have been implemented in the district. In some cases, industrial areas and buildings have been restorative after physical changes their functions have changed. Some factory buildings modified to Academics and ideal places for artworks. For example, Bilgi, Nisantaşı, and Haliç universities have a campus in the district. In cultural regenerations, culture makes use as a tool for social and economic improvement (Gunay & Dokmeci, 2012). Figure 4.9 shows the scheme plan of the district.

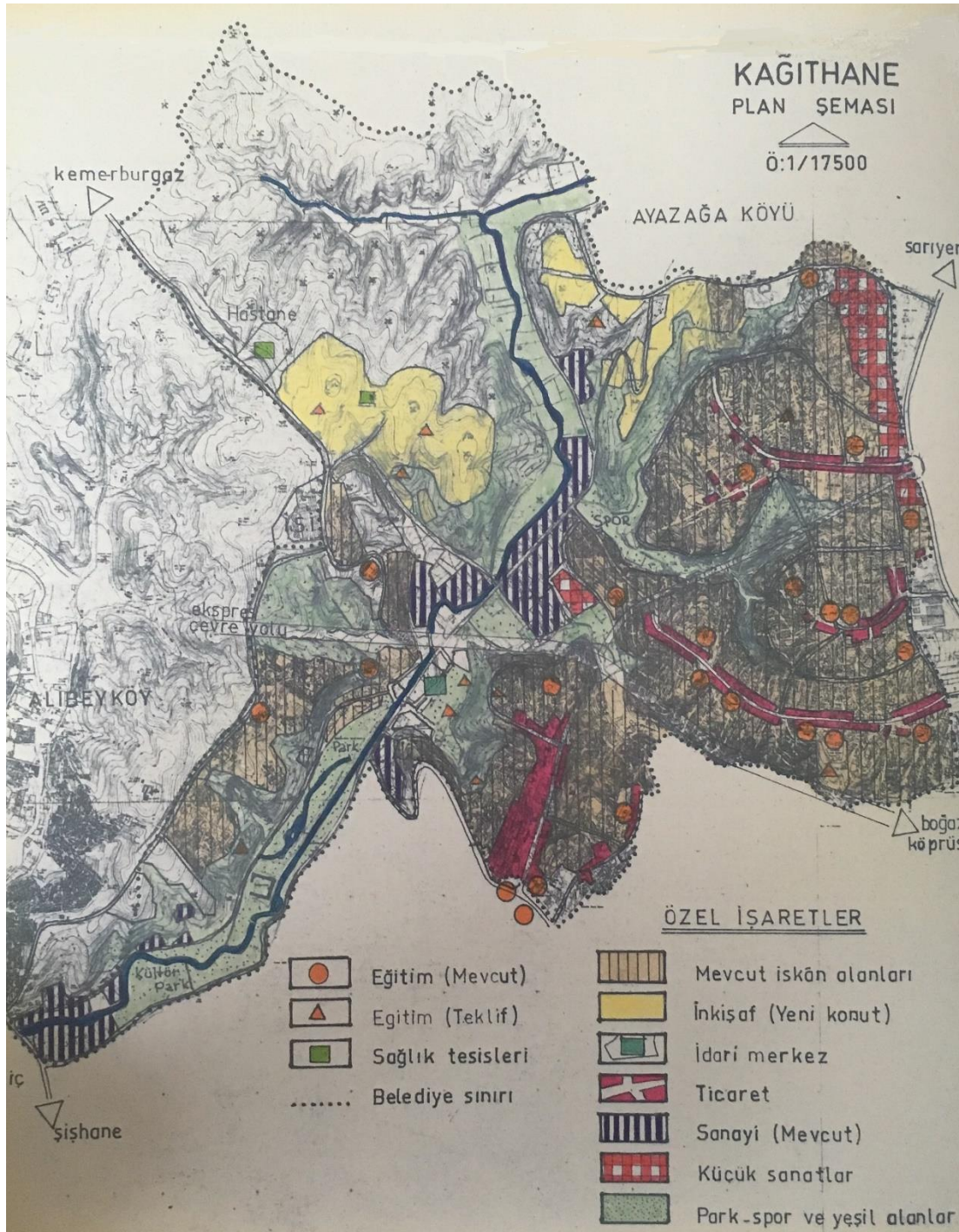


Figure 4.9 : Kâğıthane plan scheme (Yetman, 2013).

4.1.3 Socio-cultural aspects of Kâğıthane

By a look at past bout the 1950s, there is a view of Kâğıthane that is a village. It is created by two group of people. Landlords and poor farmers, Who were subsistence by agriculture and livestock. Exclusive the landlords, other were rural who had self-sufficient production. Part of the landlord's laborer need had been provided by village's poor families, and the other art by the seasonal migrant's. Most of the

seasonal migrants were from Anatolia. These seasonal migrants had a significant role in 1950' migrate wave. They usually chose the districts where they knew and previously came for work. As a result, Kâğıthane was a destination for much of migrants.

The 1960s and 1970s were the industrialization years in Turkey; they need the laborers who live near their work. As a result, in 1980 the Kâğıthane was one of the most important industries and squatter settlements in Istanbul (Aslan, at al. 2014). The majority of the Çeliktepe residents were industry workers. The last urban policy formulation stage was in the mid-1980s; it accents the urban marketing and contests it with results of neoliberal policies at the same time. Therefore, it required new policies for developing the cities, which are more flexible, advanced and modern. After that, the culture had affiliated with the urban environment and life. In a global context, culture has a significant role in enhancing the cooperative excellence; as a result, culture converted to the business of the 20th centuries cities (Gunay & Dokmeci, 2012). Nevertheless, these developments will begin to decline in the 1990s and will enter the period of industrialization in the 2000s Kâğıthane. In recent years, the city has developed rapidly. The district has a central location, and it was a very winning issue for urban settlements. Neighborhood's access is quite easy. It works as an attraction item in today's modern and high traffic urban life. Nowadays there are many employees in the district settlements.

In addition to the above changes some transformation projects had happened in district's industrial regions. Transformation in old industrial regions and Rehabilitation them and use them as cultural and educational amenities, have big effects on economic vitality. It causes the small investments and land and property prices. They are investments in social and cultural developments (Gunay & Dokmeci, 2012). This process has happened in some parts of the district. They have turned into private university campuses.

According to the data has taken from the Kâğıthane Municipality, most of the district settlements have Marmara and Black Sea regions root. A strong rate of the population is active economic groups above fourteen years old. About 33% of the district population are between 15-29 years old. These groups are active and have an important role in districts social structure (Kâğıthane Municipality, 2015).

4.1.4 Socio-economic aspect of Kâğithane

In Republic period after 1950, Kâğıthane was a village. It had changed depending on industry and migration. People were mostly Farmers and ranchers. Residential lands of this village had distributed to the population of the village in 1953. Land distribution was the first step of building a settlement in the district.

The Economic life of Kâğıthane with an increase in agricultural and urban functions has been developed primarily based on trade. Trade had located on the main streets. They mostly were small businesses like grocery, restaurants, barbershops, furniture stores, and photographer which was for responding the low-income settlements requires. Figure 4.10 displays the financial settlement in the district.

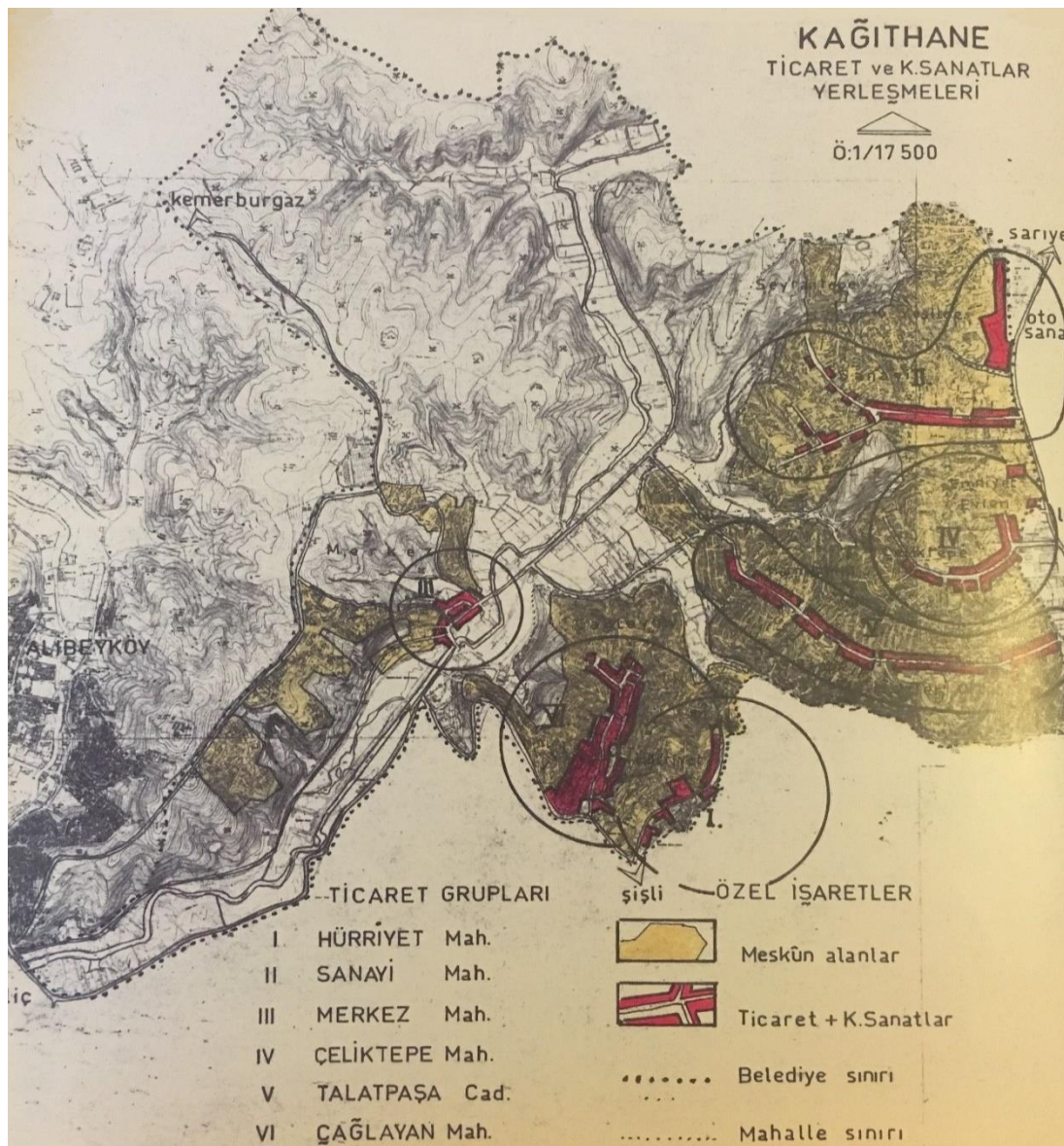


Figure 4.10 : Kâğıthane financial settlement plan (Yetman, 2013).

In Henry Post's master plan the district has designed as an industrial region. The district had a village structure, near to the city center, and have a strong transport facilities were the reasons for attracting the industries for constructing in this region. The labors of these factories started to live in the district and developed the squatter regions. 1985-6 were the years for carrying the manufacturing plants. Removing the industrialization and transformation process of the Kâğıthane have not been independent of politics of the privatization initiatives. Removing the industrialization from the district is a long process. District's economic conditions reveal that progress towards the continuation of this process. At the moment, small industrials continue its presence in Kâğıthane.

According to official sources, the number of existing companies in Kâğıthane between the 2000-2006 had increased. The number of firms had increased from 7650 to 8293 in this years. There are companies with various economic activities in the district. The number of some of the enterprises like that are active in the field of construction; advertising, specific education have increased. In between the sectors of the computer, office supplies, interurban services have increased more than 100%.

4.2 Analysis Method of the Survey

The matters discussed above have been inclusively carried out on Çeliktepe Neighborhood in Kâğıthane district, Istanbul. The study includes the results of the questionnaire with eighty local settlements and interview with twenty people and observation data which gathered by the author. Questionnaire and interview individuals randomly have selected from residents who were willing to take a part in the research. A pilot study was conducted in the neighborhood in 2015. It cleared some positive and negative aspects of the survey and helped the author to remove some defaults of the questionnaire in the way to give a better answer to the main questions of the survey. The main survey had taken place in 2015-2016 in about five months. The author had paid particular attention to reaching the survey in various hours and days of the week. Forty of volunteers were women, and forty were men. For having a reliable outcome, participants have chosen in the range between the seventeen and seventy-five years old people. It was notable chiefly for the questions in the related to the sense of place and neighborhood. The questions were classified in five class that includes demographic, socio-cultural, socio-economic, neighborhood and neighborly

relations, and physical and environment files of the urban transformation aspects. The dissertation has tried to study the literature review notions in the context of Çeliktepe district. 54.5% of the volunteers were born in Istanbul, and 75% of these people live in Çeliktepe since they were born. The aim of this survey is understanding the settlements perception about the changes that happened in the neighborhood during years. Moreover, founding how physical changes have modified the social structure and resident's sense. The findings from interviews have not been analyzed independently, although they have been described in the survey's connected parts.

4.3 Findings from the Survey

All the data, which has been obtained from the questioner and interview by the neighborhood residents and observation, have been gathered in this part. The data tried to be classified in the categories that were planned to answer the research's main questions easily. For better understanding, data tried to portray as charts, which are easy to comparison and analyze. Charts have been attempting to be clear, and their explanations are efficient.

4.3.1 Demographic findings of survey

The demographic class gives a holistic information about the questionnaire and interview participations. It includes the information such as the age, the number of the family members. It helps the reader to have a view of the district and district settlement's structure.

Fifty percent of the volunteers were women, and the other half were men. The survey has been tried to choose the participants randomly from various age groups and classifications. The people who were local of the district and were living there for the extended years majority were from crowded families. They were living in high-density houses. Most of them were close to their relatives.

As we can see in figure 4.11 the volunteers are between the seventeen and seventy-five years old; this group is chosen because of their life experiences and the time they have to connect to their living environment. These groups have a clear view of their surroundings of life, life standards, and feelings. The rate of the young people is very high. More than half of the participants are between seventeen and thirty-five years old. They are the group which is categorized as young and economically active groups.

In every society, this group has the main role and are very effective. They are the most noticeable group for planning for every district. About 20% of the persons who participated in the survey have more than 56 years old. They can be named retired group of settlements.

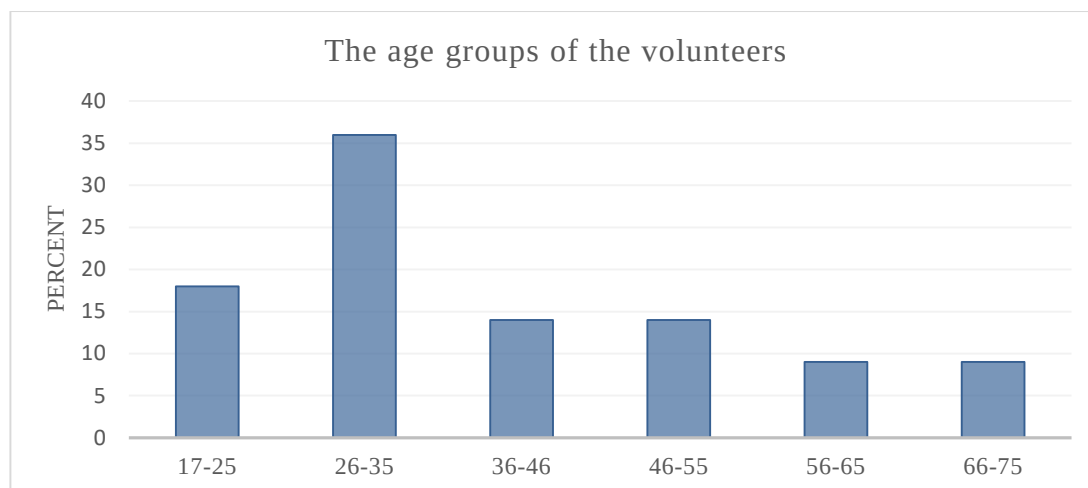


Figure 4.11 : The age groups of the volunteers (Survey design in 2016).

Findings show, less than 30% of the residents are the owner and among them about 14% are people who inherited the buildings and they live in the district for long years. Less than 10% of the residents have bought the estate in the district. When we interview with residents, most of them says the district cannot be their choice when they want to buy a flat. They prefer to be a renter in this district until they take a position to buy an estate in their favorite or preferred areas. Most of the residents have a transitional view about the district (Figure 4.12).

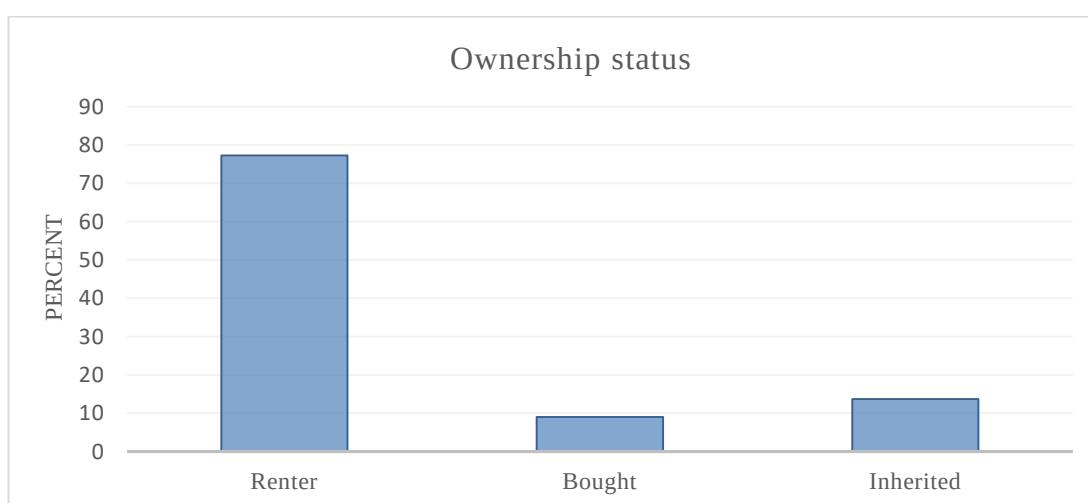


Figure 4.12 : Ownership status (survey design in 2015).

In the survey, 54.5% of participants are from Istanbul. Among these group of people, 75% have been born and grew up in Çeliktepe. They spend all of their life in this district and are familiar with all the big and small changes in the area. The last 25% of Istanbul-born persons are from different regions. Most of them are from the areas which are similar to Çeliktepe in both the physical and social structure. As the figure, 4.13 shows, more than 50% of participants have habited in the district less than ten years. These results indicate that the last changes in the district have a significant role in this event. The changes play a supportive and attractive role in accepting the new residents. Dwellers have chosen the district for different reasons. The duration of stay in the area has influenced their sense through the neighborhood.

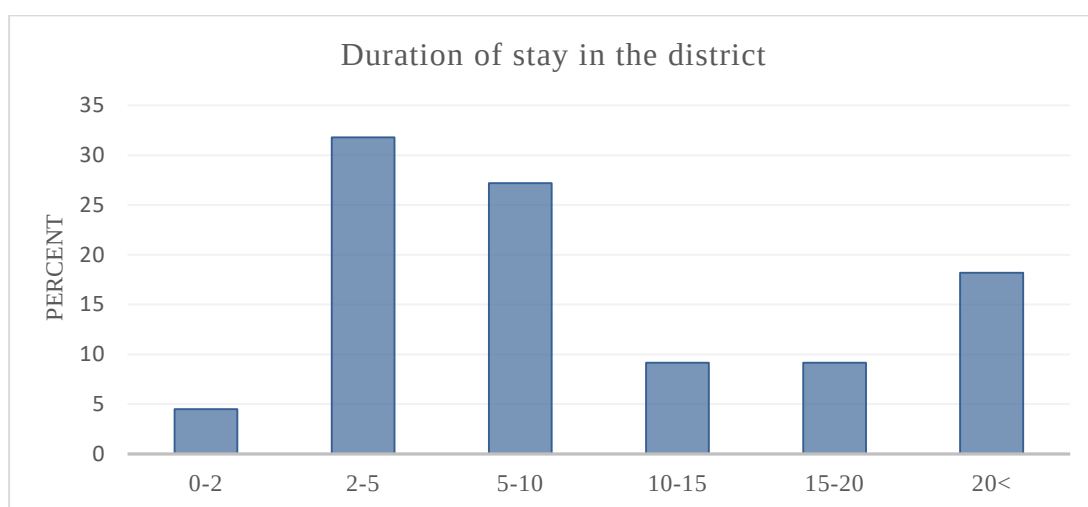


Figure 4.13: The duration of stay in the district (Survey design in 2016).

4.3.2 Socio-cultural findings of survey

In this part of the dissertation, the socio-cultural aspects of the neighborhood have investigated. The author has tried to show the district present socio-cultural structure. By comparing these data with the existence data from the other surveys and books, the socio-cultural changes have been available.

In according to the figure 4.14, we can see the district has a high educational attainment, and slight part is illiterate. Nearly 40% of the participation have a university degree. It shows after last changes most of the university students choose the district for settlement. The district accessibility and handy location to some of the prestigious universities in Istanbul is a critical reason for this event.

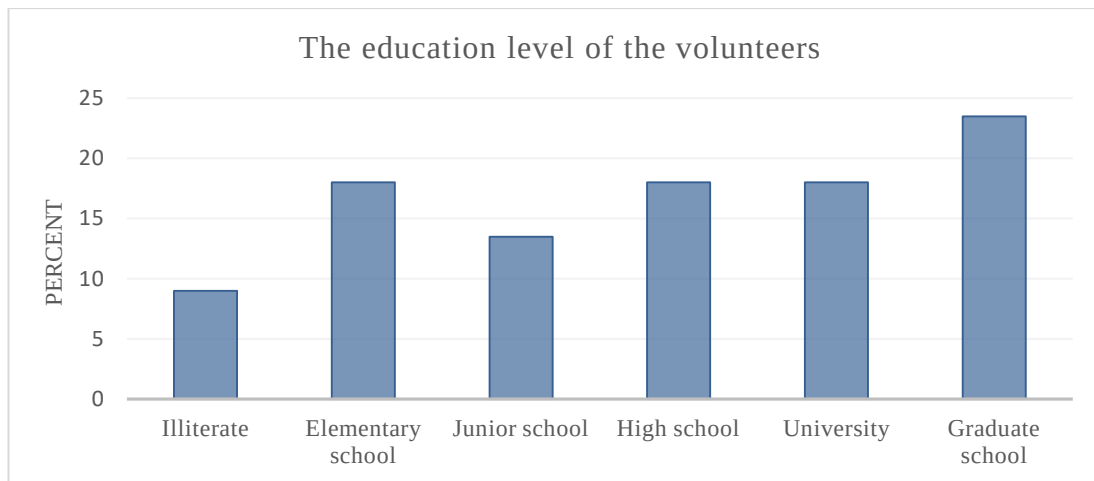


Figure 4.14 : The education level in the district (Survey design in 2016).

As a result, of the survey about 45% of the inhabitants do not live with their parents. 50% of this group are the persons who live with their friends or their siblings. Most of these people are university students, who live alone or share their homes with roommates or are people who recently comes to Istanbul. They are new and provisional residents with their friends or relatives. In another hand between the individuals who live with their family about 54% lives with their family elders like grand mothers or grand fathers. Most times they are the local families of the district. Who, lives in the district for long years and have traditional family structures (Figure 4.15).

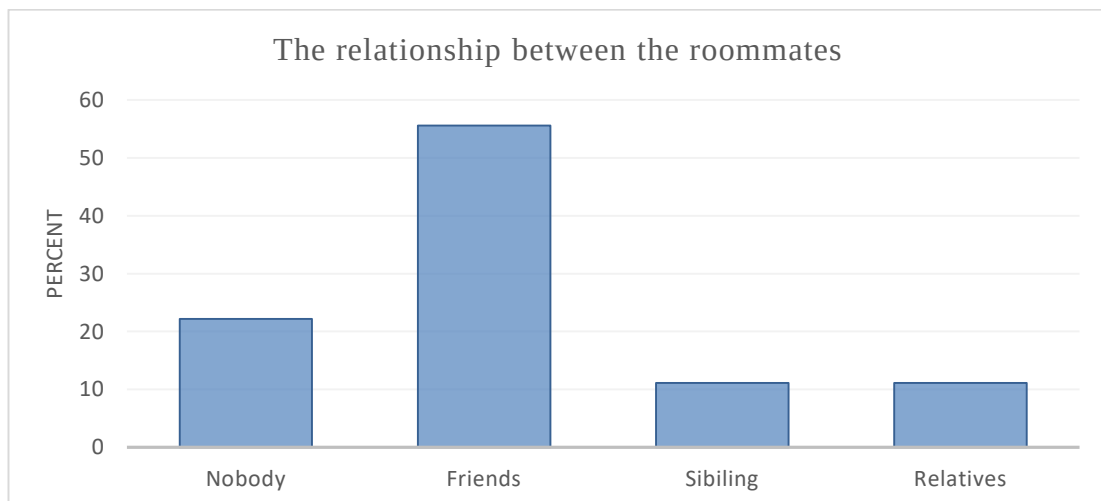


Figure 4.15: The relationship between the roommates (Survey design in 2016).

The figure 4.16 shows the district has a vast range needs for social services, and there is a low level of satisfaction about the neighborhood's social facilities. The present services are not sufficient for the settlements and do not require for their demands. Residents think the children's playground, park, and bar-café are very urgent than the

other requires. Especially the park and playground, they display the neighborhoods open spaces and the level of attention to the district's public spaces they are important symbols for districts cultural level. The most of the people who were not pleased with the district's social services were newcomers. Settlements believe that these places can help to improve the areas cultural level and constructed places for settlements connection and conversation. They can have a active role in solving some of the district's essential problems like child noise. As shown in the appendix, the rate of the district's open spaces to district's density is very low.

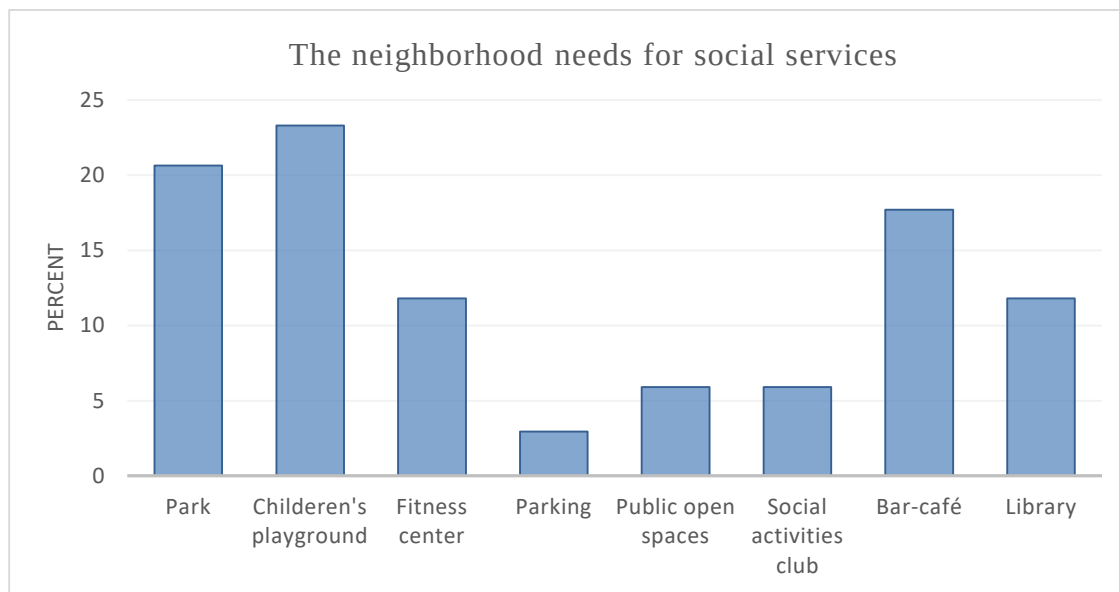


Figure 4.16 : The neighborhood needs for social services (survey design in 2015).

According to figure 4.17, we can understand the current situation the street and the playpen are the popular places for children playing area. These findings show even though the streets are a nostalgic place for playing and connection between the children and other district's residents, the settlements are willing to sending children to playpens. It is a signal of changing the culture and expectations in the neighborhood. Residents preference for children play are playpens. However, there is a significant shortage of them in the area, so they are far away for a great population. The current pens are minuscule and crowded and do not meet the dweller's needs. Parents grudgingly prefer the children play in the street in front of their buildings or stay at home. In this way attention and control, the children are easier. Even this action is very problematic to neighbors especially who do not have any child.

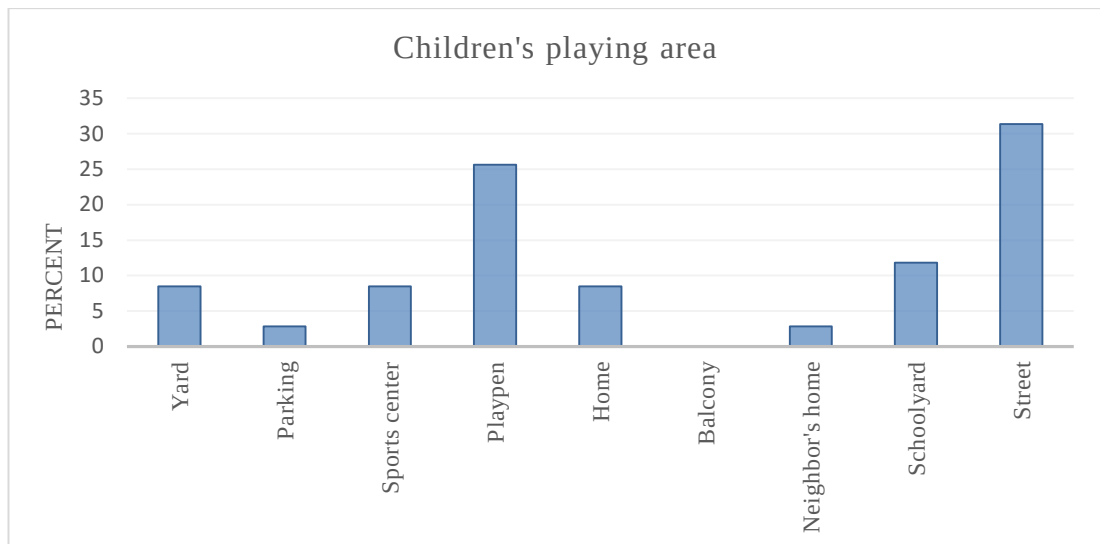


Figure 4.17: Children's playing area (survey design in 2015).

Only 20% of the participants are satisfied with the protection of privacy in the buildings. 35% of the residents see the position average and do not have significant problems about the subject. The rest perceptions, which takes about the 45% of the total are not satisfied. They say the neighbors are not in their business and try to find our relations with our visitors or our transition times (Figure 4.18).

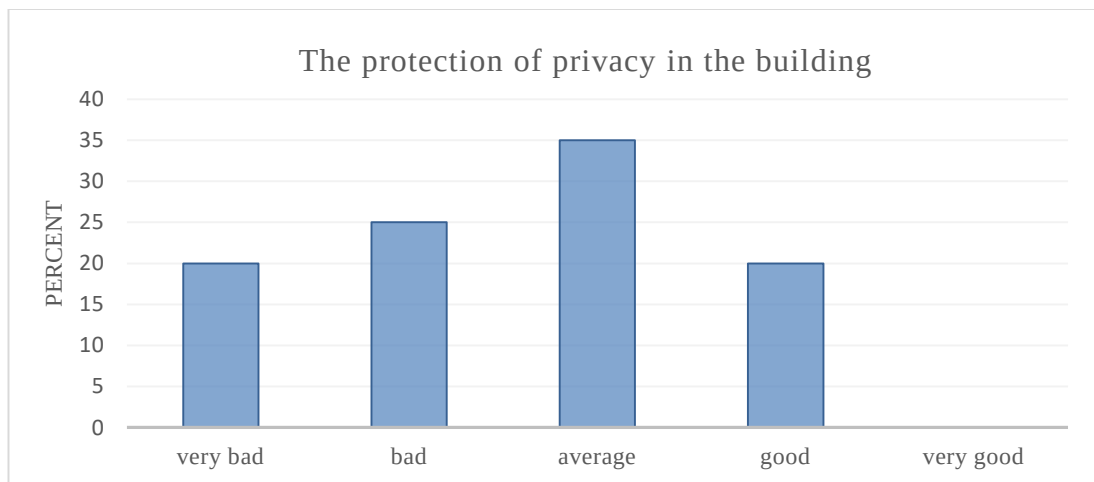


Figure 4.18: The protection of privacy in the building (survey design in 2015).

About half of the participants have an ordinary sense of satisfaction about the area. Nearly the other half believe that the satisfaction sense in the district is feeble, they are not happy about being in the district. The most of the newcomers choose the area because of the economic or accessibility obligations. Some of the locals have a low level of satisfaction because of the last changes. They think the changes modified the

district and the residents. They say they do not feel belonging to the new district, and this reduces their satisfaction sense. As a result half of the residents have an average level of satisfaction in the relation with the district. Various groups of people about their age, the level of education, personality and many other factors have their own special reasons for satisfaction level (Figure 4.19).

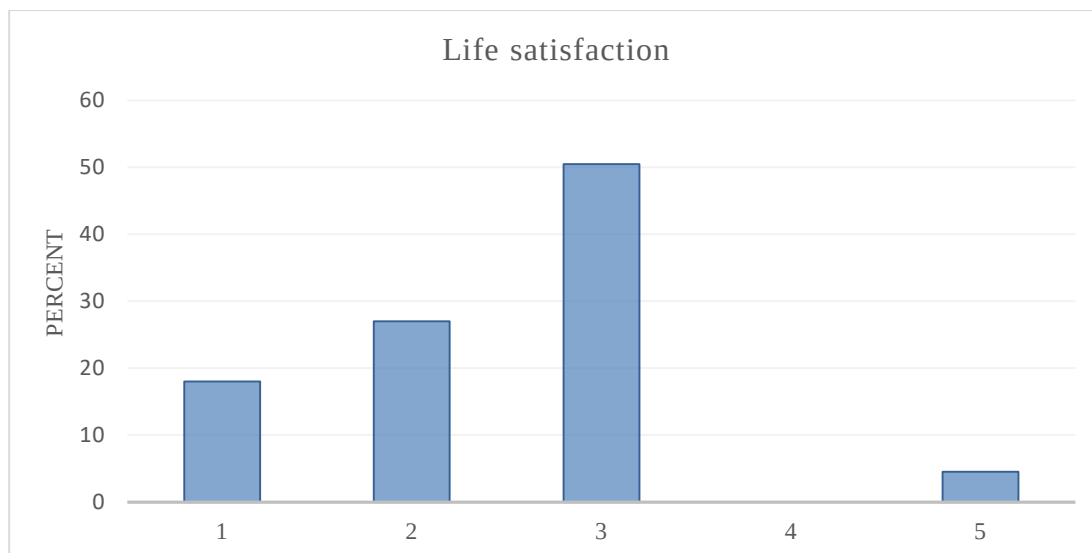


Figure 4.19 : Life satisfaction (survey design in 2015).

4.3.3 Socio-economic findings of survey

This part discusses the socio-economy aspect of the district. Economy and community have effective each other in a normal situation. In this part, the questions tried to answer the question about how social changes make a change in the economic structure of the district. According to the survey results, all of the changes have created the mean change and boosting in the district.

As we can see in figure 4.20 more than 60% of the district population are economically active persons. They are young or middle-aged individuals who have the ability to working and having the salary. We can wind up that the working population is very much in the district. Moreover, the ratio of the active, youthful persons to the elderly is high. Most of them are the individuals who settled in the district in recent years. The unemployed group contains the people who are not in the active economy years or are students and do not start to work. The students occupy a big scale of the unemployed people.

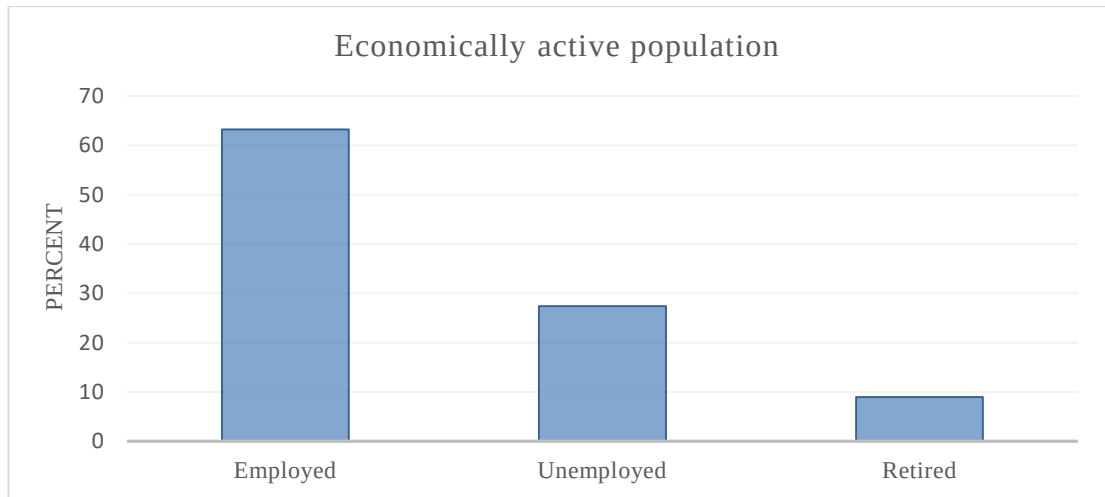


Figure 4.20 : Economically active population (Survey design in 2016).

Between the employed persons of the participants, more than 50% have used the urban transportation to going to work. After the urban transformation walking to work has the second high ratio of 21%. All of them are the reasons, which show the most people choose the Çeliktepe as settlement place for its location and good accessibility. The residents do not have a high salary for having and taking the personal cars or do not work in big and reliable companies. Mostly they are minimum wage workers (Figure 4.21).

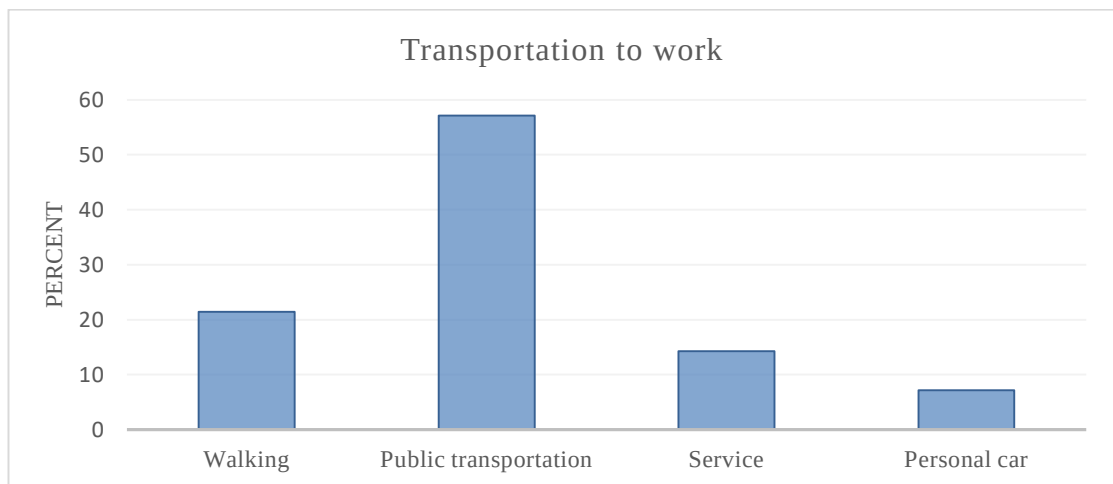


Figure 4.21 : Transportation to work (Survey design in 2016).

By looking in figure 4.22, we can wind up that the different groups live in the district. Some of them are indigent persons, about 30% of the settlements are the minimum wage group people. Nearly 45% are individuals who classified as middle-income groups they are groups who earn more than 2000 TL monthly. A large number of this group are newcomers.



Figure 4.22: The income range of residents (Survey design in 2016).

As the figure 4.23 shows, only 5% of the participants think the district changes have a bad effect on the commercial possibilities. 28.5% believe there is no difference between the pre-changes and present in the context of business opportunities. The other 66.6% of the people think the changes have a positive effect and cause the economic development in the area.

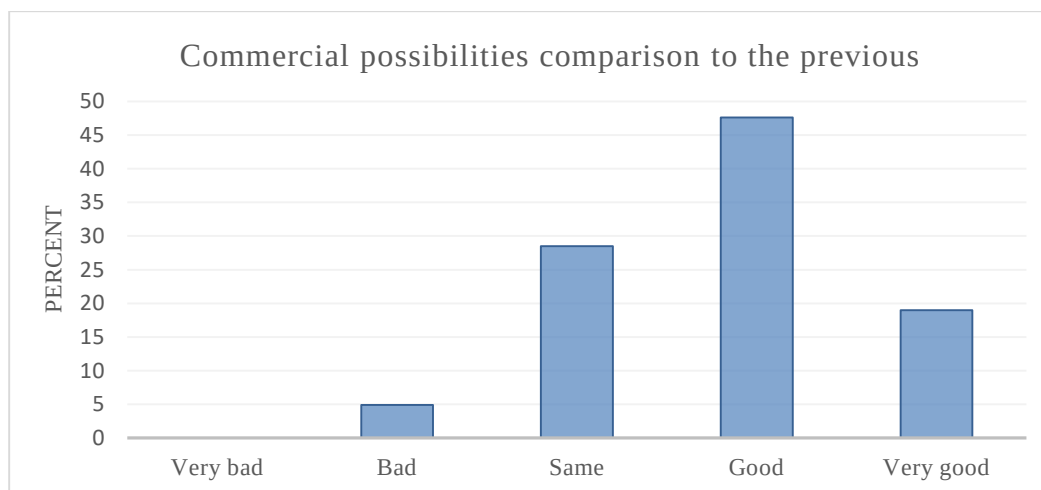


Figure 4.23: Commercial possibilities comparison to the previous (survey design in 2015).

Figure 4.24 shows the housing market growth in the district. It indicates that nearly everyone believes it has improvement in the recent years, and this change is not limited. Near to 90% says this growth rate is three and more than three. It can be included the changes have a direct effect on the housing market of the district.

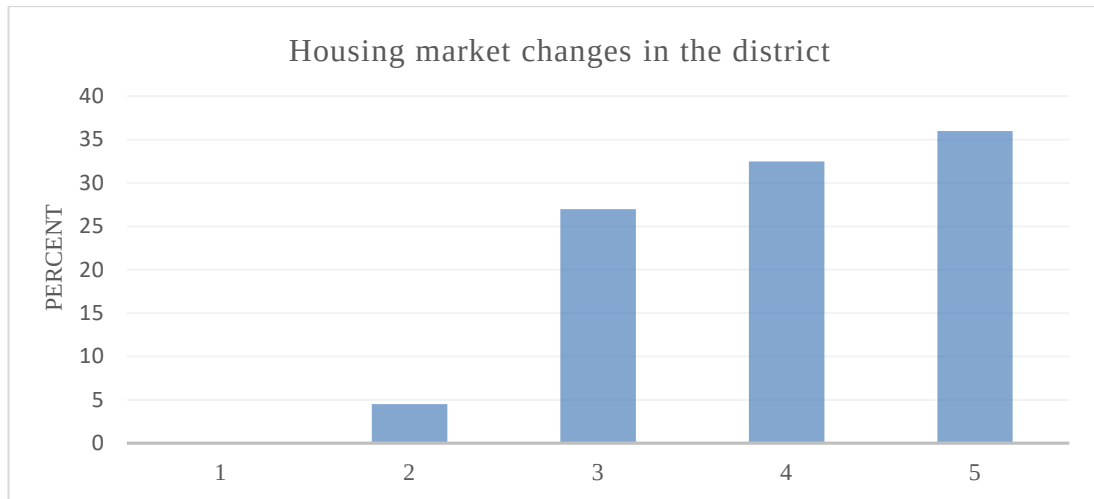


Figure 4.24 : Housing market shifts in the district (survey design in 2015).

The Figure 4.25 shows all the people agree with increase the rents after urban transformation in the district. Totally near to 50% of individuals think, the rents enhanced between the 26-75% in the comparison to the past. Moreover, 42% of people believe that these changes are between 76-100%. These changes dissatisfied the tenants because they say one of the important reasons for choosing the Çeliktepe was districts suitable hire. The hires have increased, and this process continues.

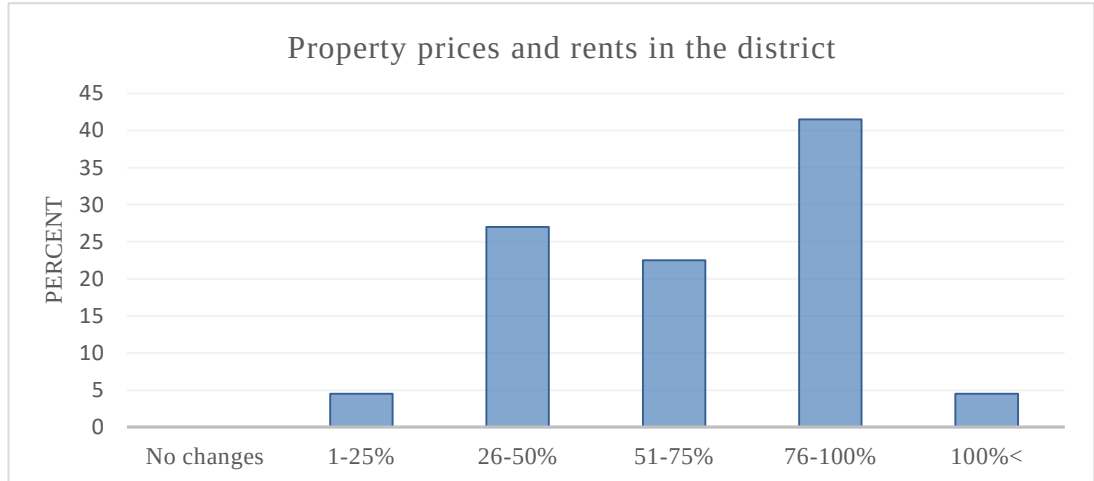


Figure 4.25 : Property prices and rents enhance in the district (survey design in 2015).

According to the figure 4.26, it is possible to say about 40% of the participants do not think their houses are affordable. Moreover, about 40% believe that it has a middle level of affordability. Only 20% of volunteers believe their house has a standard degree of affordability. Most of this group's people are high salary newcomers. The local think the price of rents in competition to their salaries is very high.

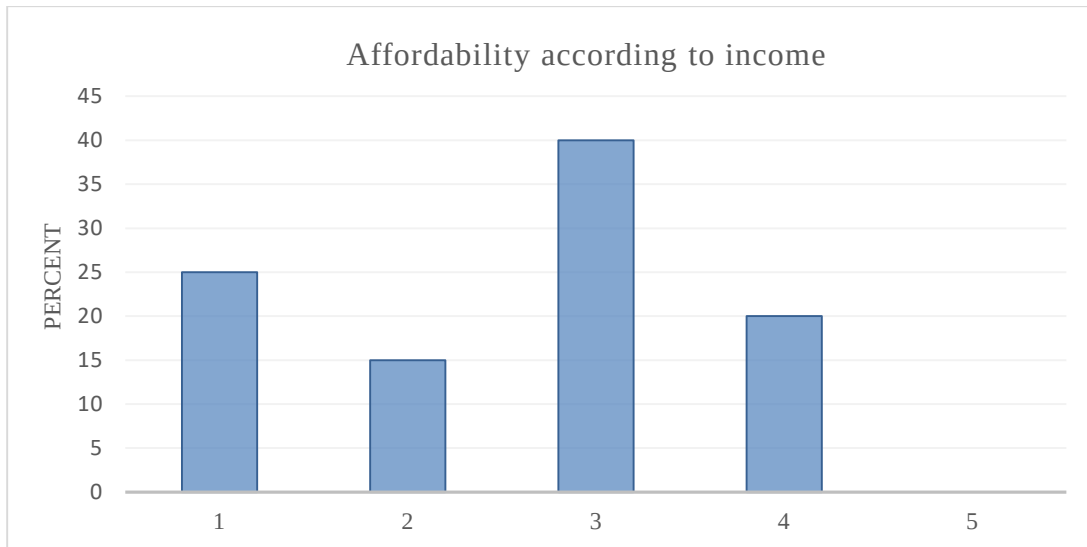


Figure 4.26 : Affordability of houses according to the incomes (survey design in 2015).

4.3.4 Neighborhood and neighborly relations findings of survey

Neighborhood and neighborly relations can classify as a subset of socio-cultural aspect. It has been constructed about the district's physical and social structure. The data has gathered from the questionnaire and interviews by the settlements. Moreover, described their opinion about the neighborhood and neighbors.

As the figure, 4.27 shows, about 70% of participants knows less than thirty people in the district. Among them, 41.25% of them knows ten or less than ten people in their living environment. All of them are reasons for this hypothesis that the inhabitants of the district have changed in recent years. Moreover, current inhabitant is newcomers, who mostly are young couples or young students. Among these people, 45.45% choose the district for being near to their friends and city fellows. Especially the Youngs who newly come to Istanbul prefer to stay in the district, which they know individuals who can help them in difficulties. 30% of the volunteers who knows more than thirty people are locals. They have a strong relationship with neighbors. They have spent long years together. They were the witnesses of the changes in the district neighbor relations. They say years ago the neighbors were like families. However, now they do not know the next door neighbors.

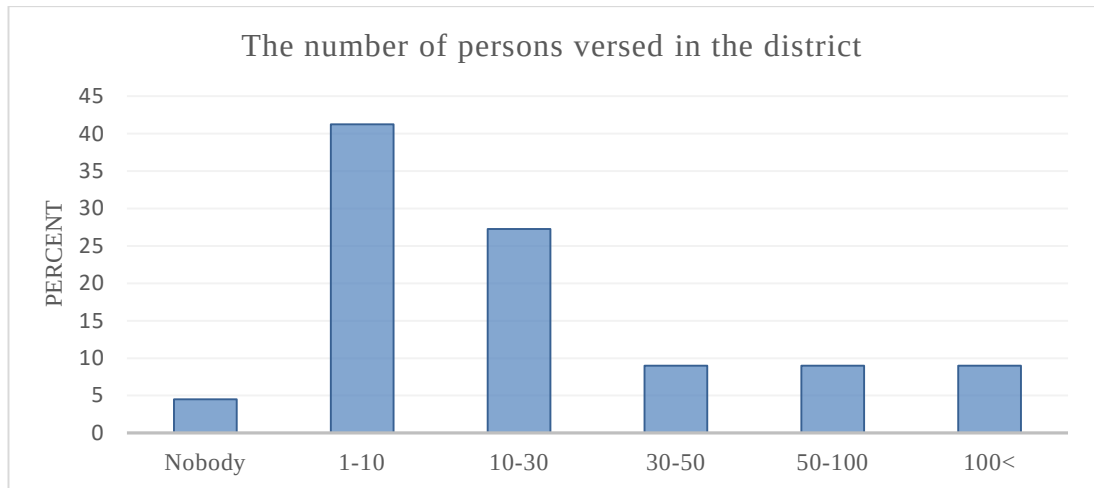


Figure 4.27 : The number of persons versed in the district (survey design in 2015).

As we can see in the figure 4.28 about 70% of the people are in interrelation with one or two rounds or have no relation with the building habitats. Most of them have a necessary relation to neighbors because of the building problems or needs. They do not have a neighbor relation similar to which was in countries historical background. Moreover, the neighbors were like siblings and relatives in the past. However, the neighborhood relations have changed through the time. In today's modern life the neighbors do not have any connection except in emergencies or demands. They are a group of people who had to live under a common roof.

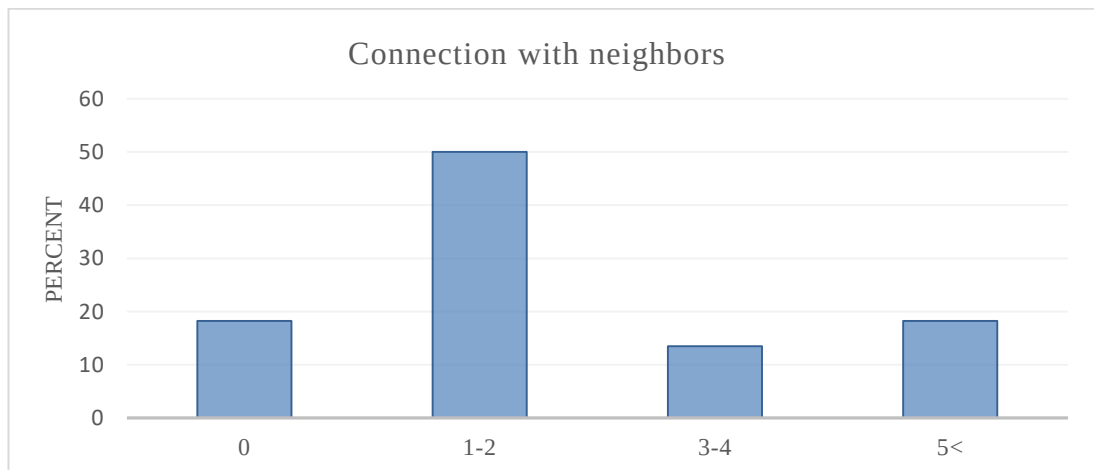


Figure 4.28: Connection with neighbors (survey design in 2015).

About 55% of the participants have place attachment sense to the neighborhood, And 45% of them do not feel attachment. They have various reasons for their feelings. In between 66.5% of the participants who feel attachment are settlements who have lived in the quarter for more than five years. Most of these people are locals and have settled

for long years. Only 33.5% of this rate are newcomers. Like most of the other sense, the duration of staying in a place have a direct relation by place attachment. Figure 4.29 in below shows the statics as a chart.

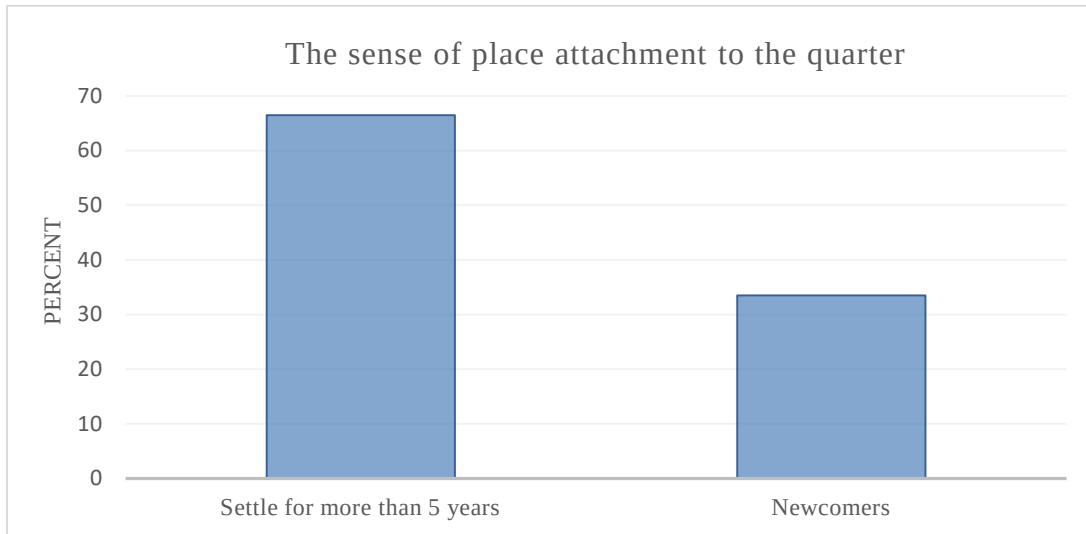


Figure 4.29 : The sense of place attachment to the quarter (survey design in 2015).

According to the survey results, about 70% of the volunteers feel belonging to the district. Moreover, 30% do not have any sense of belonging toward the quarter. In this way, 27.2% of the participants always have a feeling of displacement. They can not make a connection to the quarter. 54.6% have sense belonging but sometimes because of the district situation or some changes feel the need to displacement. Moreover, 18.2% of the inhabitants have a strong sense of belonging. They say: never they have a sense of displacement toward the quarter. Figure 4.30 displays these data.

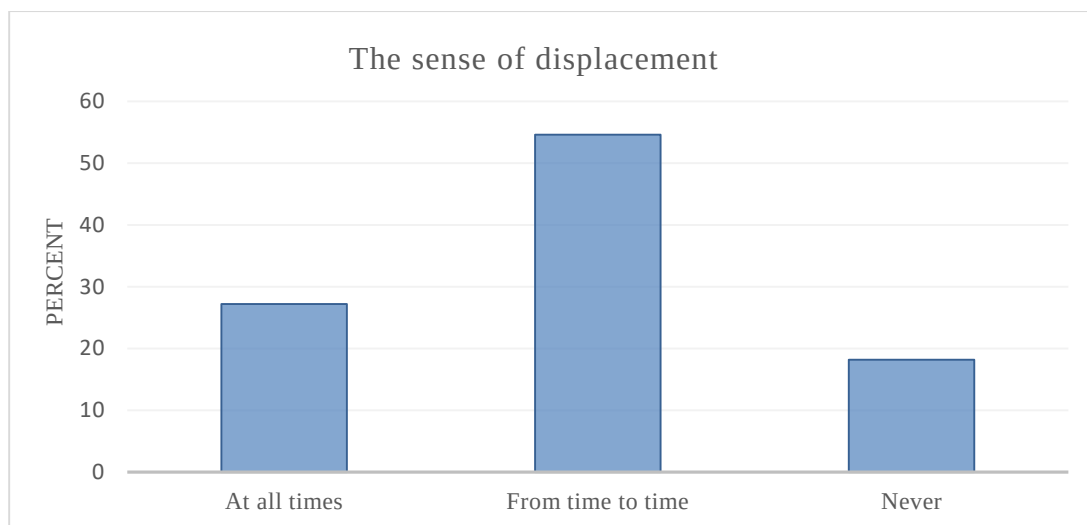


Figure 4.30 : The sense of displacement (survey design in 2015).

Figure 4.31 shows that only 13.5% of the participants think the quality of life is above the average in the quarter. Moreover, 32.5% of them believe that it is an average level. It shows independent to the duration in the district most of the habitats are not pleased with district life standards. 18% of the volunteers the quality of life in the district is at a terrible level. This group mostly are newcomers who have to settle in the district for a short time.

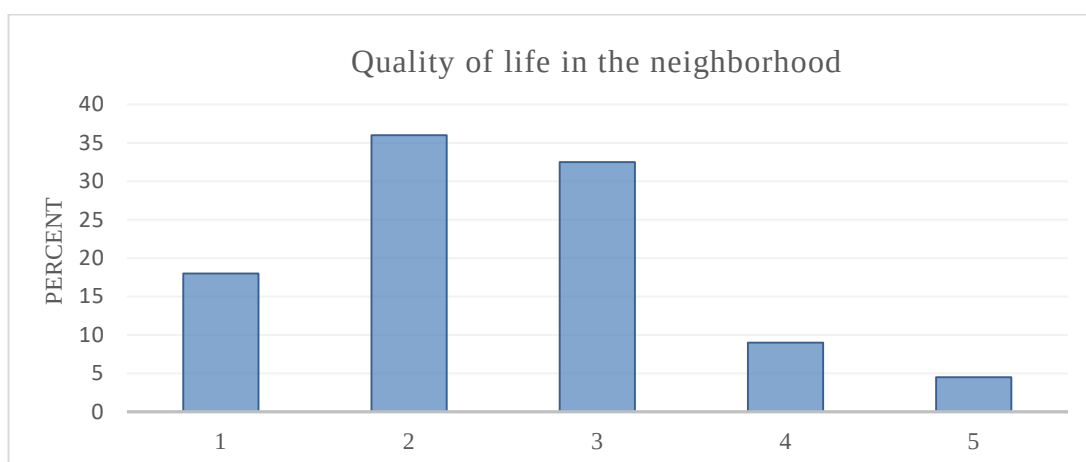


Figure 4.31 : Quality of life in the neighborhood (survey design in 2015).

As we can see in the figure 4.32, about 50% of the participants see their neighbors once a month or have no connection with them. They say their meetings are compulsory, and they have to meet them because of the requests and needs. The people who visit their neighbors several times in a month are old neighbors. They live together for long years and have lots of common memories. During the time they share their sadness and happiness, all of them closed them and made a strong connection between them.

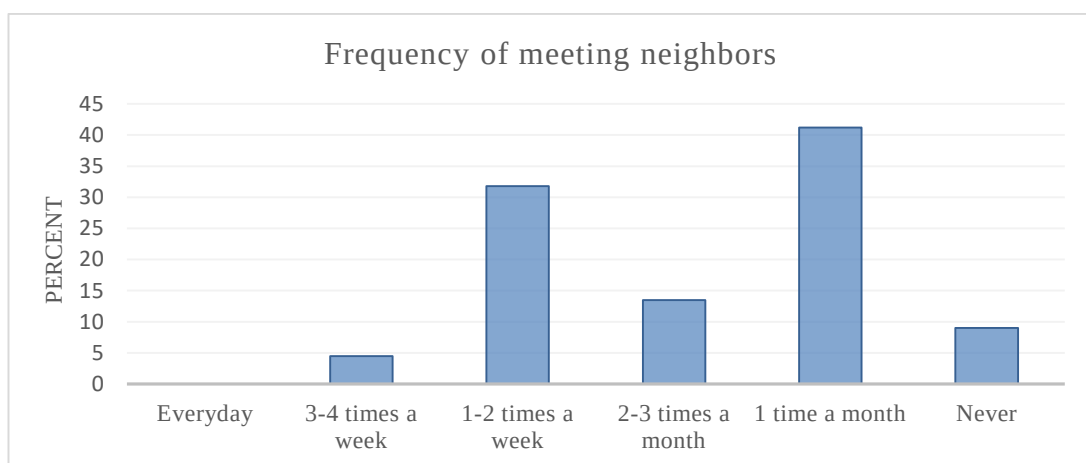


Figure 4.32 : Frequency of meeting neighbors (survey design in 2015).

According to the figure 4.33, about 80% of the neighbors visit each other in common places like stairs, elevator, parking, and lobby. They are accidentally meetings, which happened in the inhabitant's transition times. They do not have any rapprochement sense to each other. They are people who live in the same building, and there is no difference if each of them replaced with new peoples.

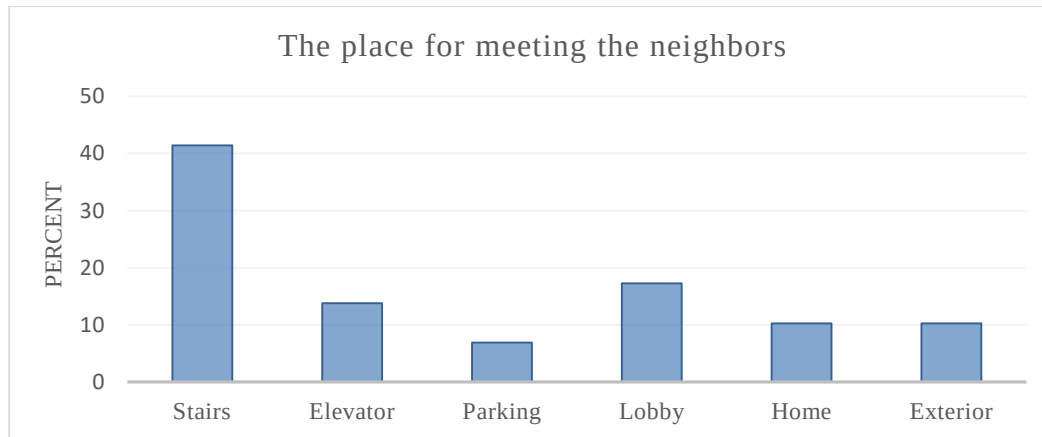


Figure 4.33 : The place for meeting neighbors (survey design in 2015)

Subscription and buildings problems are the main causes for neighbor's meeting. The personal reasons and the sense of sharing something with the neighbors take less than 30% of the reasons. It says that our hypothesis about the inhabitant and their modern view of point about the district and the neighborhood relationship is correct. They have a connection with building settlements for solving the problems and keep their welfare. About 60% of the inhabitants evaluated the building neighbors relationship average. They say it is average because we do not have any particular and close relationship. We have our private life, only we try to have a peaceful life near each other and do not make problems to other residents (figure 4.34).

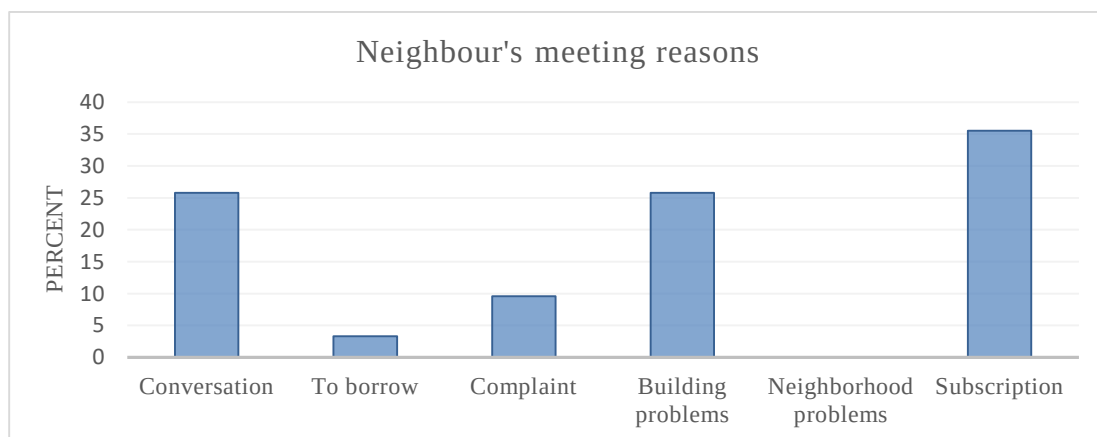


Figure 4.34 : Neighbor's meeting reasons (survey design in 2015).

Only 15% of the participants are satisfied with the social services in the neighborhood. About 25% of the residents see the position average and do not have significant problems about the subject. The rest perceptions, which takes about the 60% of the total are not satisfied. They say the neighborhood do not have any good social services. They believe there is lots of shortage in the district and district needs an urgent attention by the municipal and other related organizations. They think the area is not accountable to new residents needs (Figure 4.35).

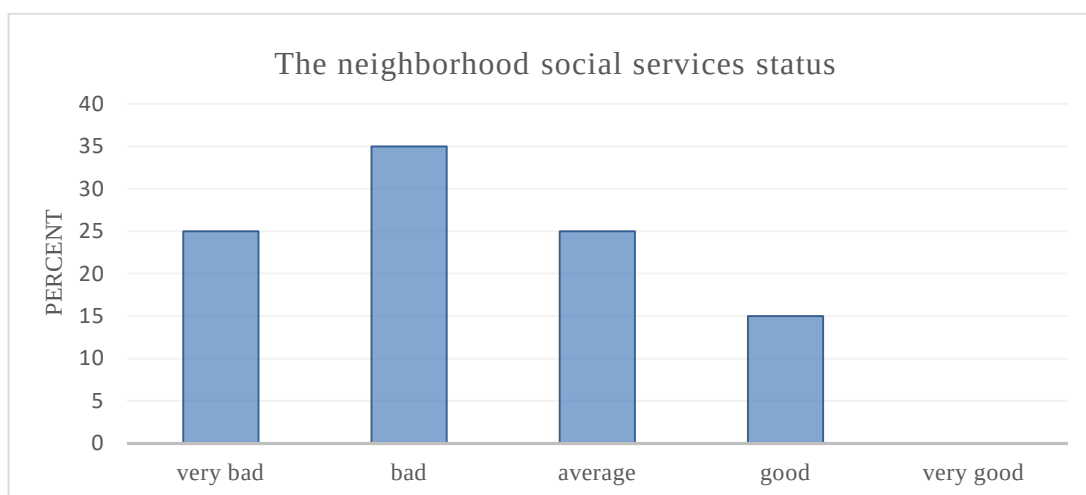


Figure 4.35 : The neighborhood social services (survey design in 2015).

As we can see in figure 4.36, 50% of the people's satisfaction is because of the district's accessibility. The second factor is its location. They are the factors which are common between the locals and newcomers. They play an essential role in the settlement's district chosen reasons. Some locals say the neighbors and the existent the relationship with them is critical for them. This factor affected their satisfaction sense very much.



Figure 4.36 : District satisfaction reasons (survey design in 2015).

Figure 4.37 shows there are various proofs for dissatisfaction sense in the district. However, they have a common point that the area is very noisy, and these noises have different sources like children, avoidable beeps of cars, traffic, and the district industrial use. The other complaints are about the shortage of the municipal and social services in the area and the low level of living standards in the district. They are problems which the government can do some proceeding for solving them.

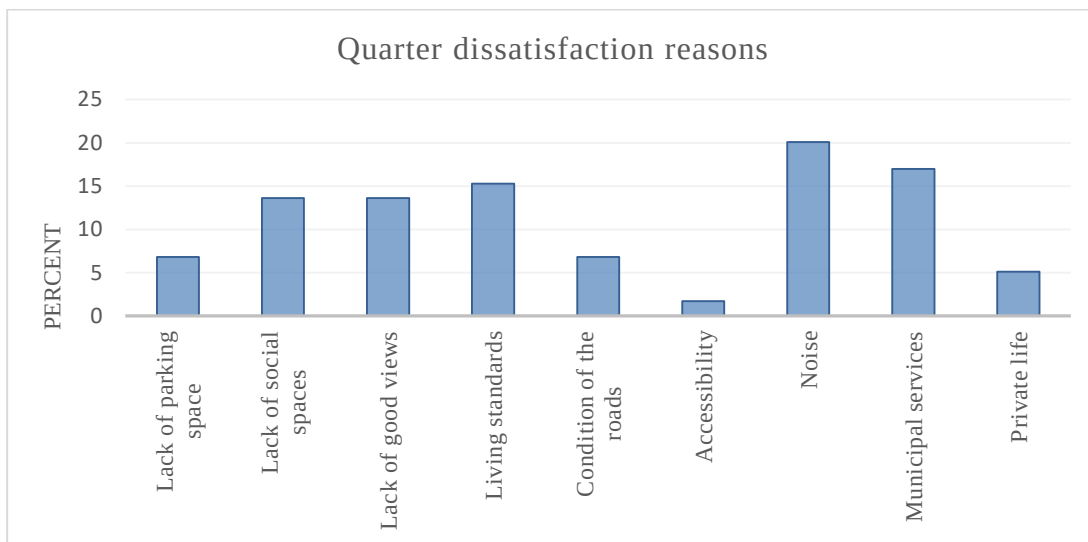


Figure 4.37 : District dissatisfaction reasons (survey design in 2015).

4.3.5 Physical and environmental findings of survey

This part tried to give a holistic view of the settlement's opinion about their buildings and living environment physical condition. They are essential items for resident's satisfaction and place attachment sense. By using these data, the reader can wind up about the resident's sense about the living environmental. Some questions tried to compare their present environmental with previous. In this way, analyzing the physical changes in settlement's sense will be easy.

According to the figure 4.38, we can understand that the more than half of the district population lives in apartments. Apart from the apartments, there are apartkondus and squatter types of building in the area. Because of the changing process in the last years, only a few number of squatters are existent in the area; it is a number 4.5% of total. The other buildings have changed to apartkondus and then apartments during the long years. Apartkondus, which were on the street border in the changing process, take the residential-commercial user. This action helps the district's economic boom. Only 27.25% of the district's buildings have a yard, and there is not any villa type building

in the district. The exist one-floor buildings are squatter structures. The villas belong the low density, middle-upper income level settlements. It does not contain our studied area. 90% of the flats do not have space to park, and the people who have a car, have to park in the street and front of their buildings.

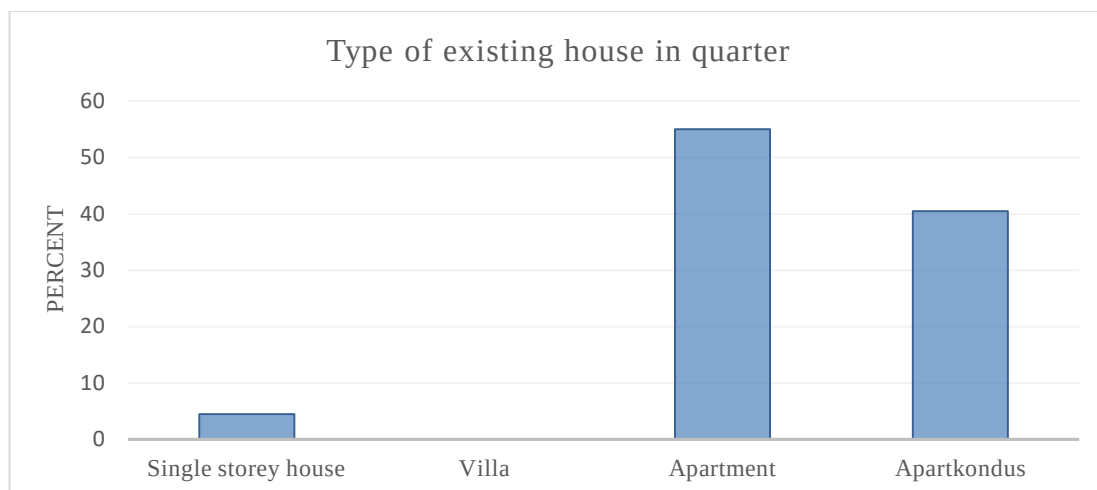


Figure 4.38 : Types of the existing house in the quarter (survey design in 2015).

Findings in figure 4.39 show, different types of flats are available in the district. About 50% of them are 1+1 and 2+1 houses, which are suitable for young and alone inhabitants. Especially the 2+1 types are the houses, which are used by young couples or students who have shared their flats with their friends.

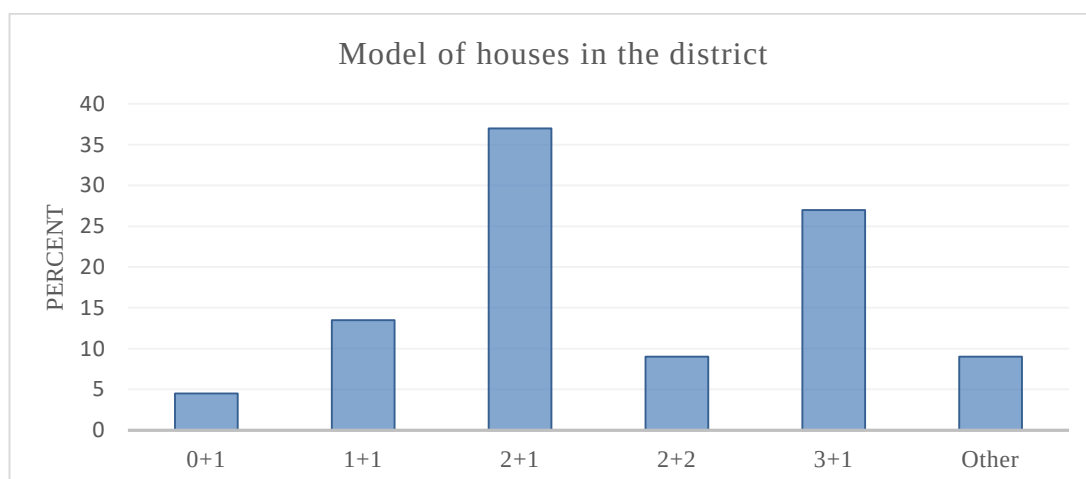


Figure 4.39 : Model of houses in the district (survey design in 2015).

As the figure 4.40, shows a majority of the district's buildings have less than 15 years old. The ratio of the 6-10 years old buildings to 21-30 years old buildings are equal.

The old buildings are the structures with do not have an excellent situation. They are apartkondus which are in the shifting turn to the apartments.

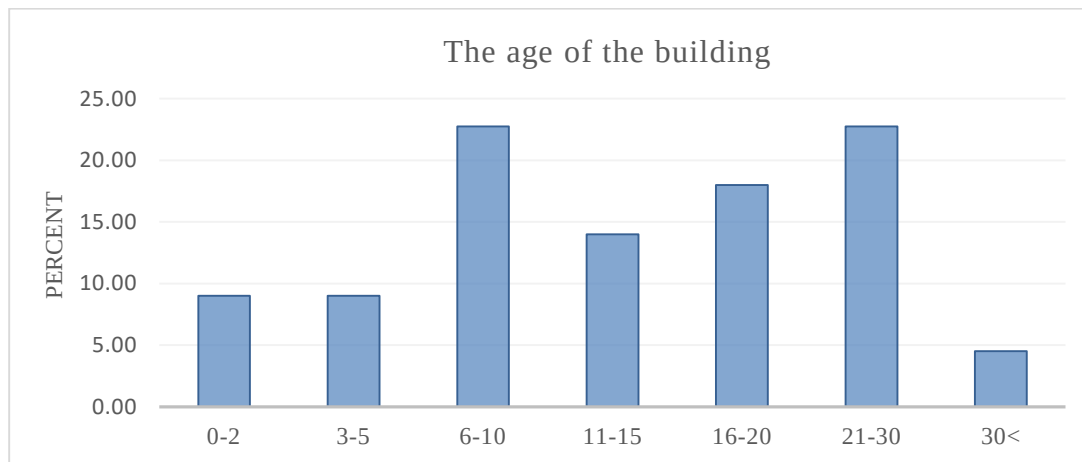


Figure 4.40 : The age of the building (survey design in 2015).

According to the figure 4.41, about 45.4% of the participants have an average satisfaction of building physical condition. They think the building is accountable to their needs and do not make any serious problem for them. On the other hand, about 22.7% have a very low level of satisfaction about physical condition. Most of this group's members are the residents of the buildings with more than 21 years old. They have lots of problems, and the repairs can not solve the problems for a long time. A minuscule part of this group is from newcomers who do not accept the district's structure quality.

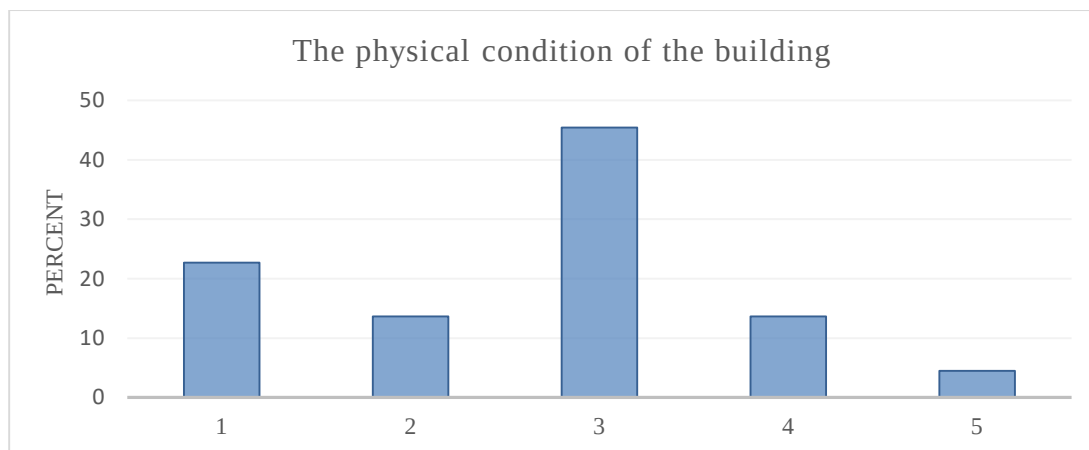


Figure 4.41 : The physical condition of the building (survey design in 2015).

According to the figure 4.42, about 45.4% of the participants have an average satisfaction of building light-receiving status. They say most parts of the building take the light, and it is positive situation they are pressure about the situation. The people

who live in the basement have complaints. They are about 25% of the total volunteers who take apart in this survey.

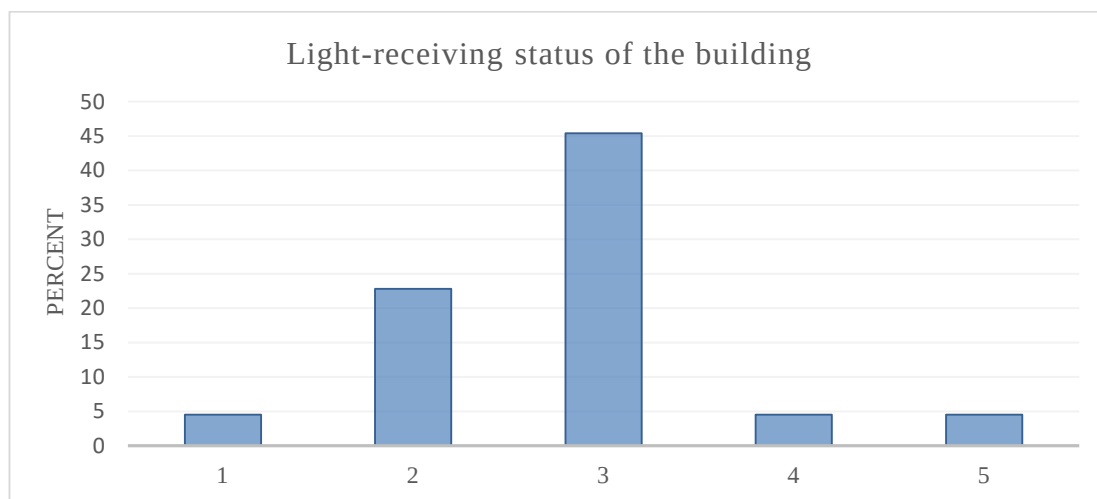


Figure 4.42 : Light-receiving status of the building (survey design in 2015).

Daylight is one of the most important items about the satisfaction of building. About 60% of the houses in the survey, all parts or some parts of the flats exposure to daylight. This event increases the resident's satisfaction about their living building. For most of the families, the building exposure to daylight is very critical subject; they think, for a healthy life they need daylight in their condo (Figure 4.43)

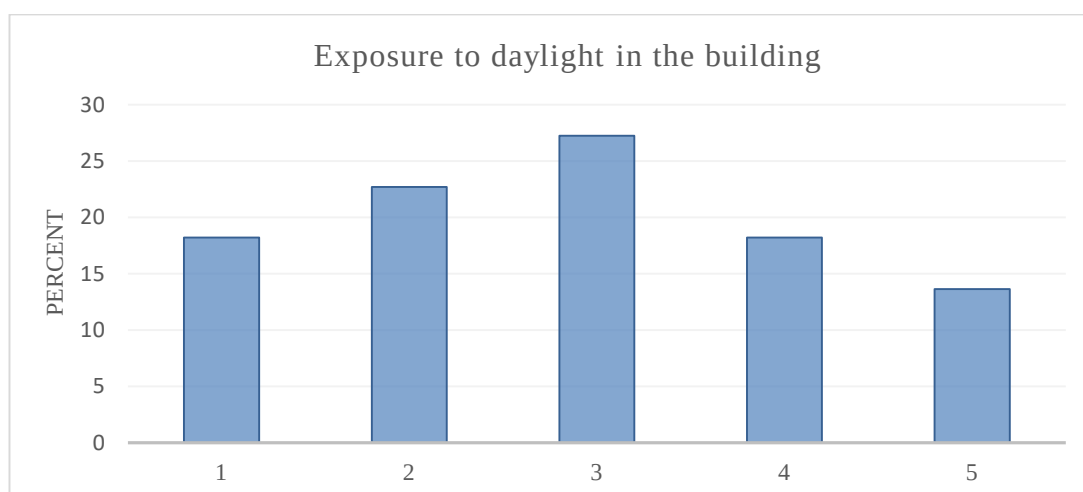


Figure 4.43 : Exposure to daylight in the building (survey design in 2015).

Near to 38% of the volunteer's complaints about the construction cleaning status. Moreover, like to the physical situation most of them are residents of old buildings. The remaining has an average, high and very high level of satisfaction to their living building (Figure 4.44).

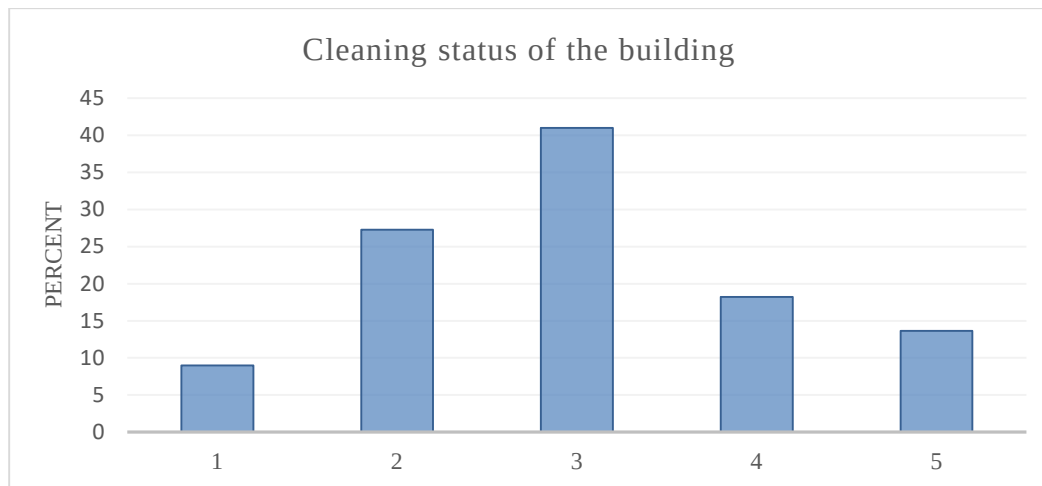


Figure 4.44 : Cleaning status of the building (survey design in 2015)

Heating isolation is necessary and is one of the standards for the high-quality buildings. Near to 40% of the residents is pressure about the building heating situation. 18.2% are satisfied that they are settlements of the new buildings. The new buildings are made according to the new standards and tried to save the energy. The remained percent are the settlements of the old buildings or some low-quality new buildings which are not consistent with the criteria. Because of the heating high cost, it is an imperative item (Figure 4.45).

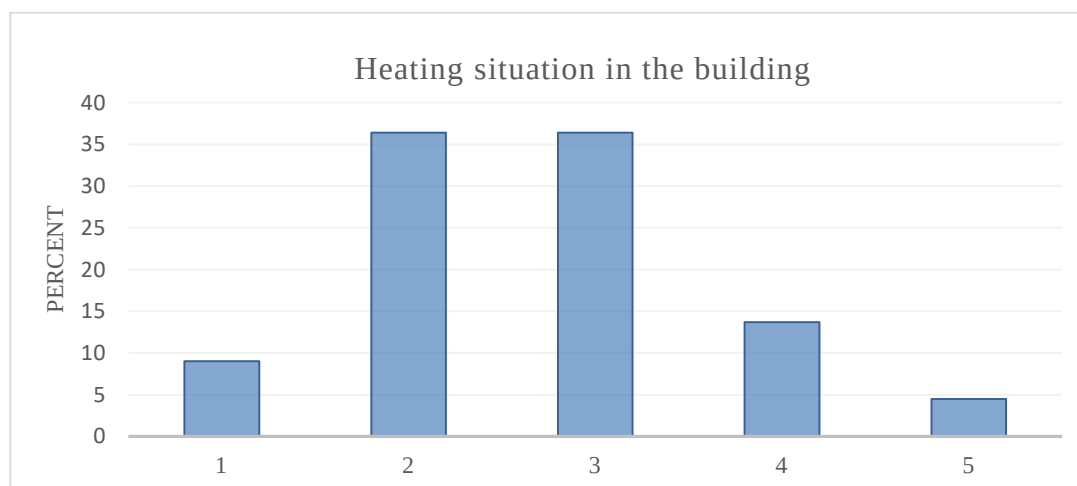


Figure 4.45 : The Heating situation in the building (survey design in 2015).

Figure 4.46 shows, near to 90% of the inhabitants are not content with the construction sound isolation status. They say the district is a very noisy and high-density area. Therefore, the current actions for isolating are not sufficient. They feel some new measures needs to be implemented for responding the settlements calm and silence needs.

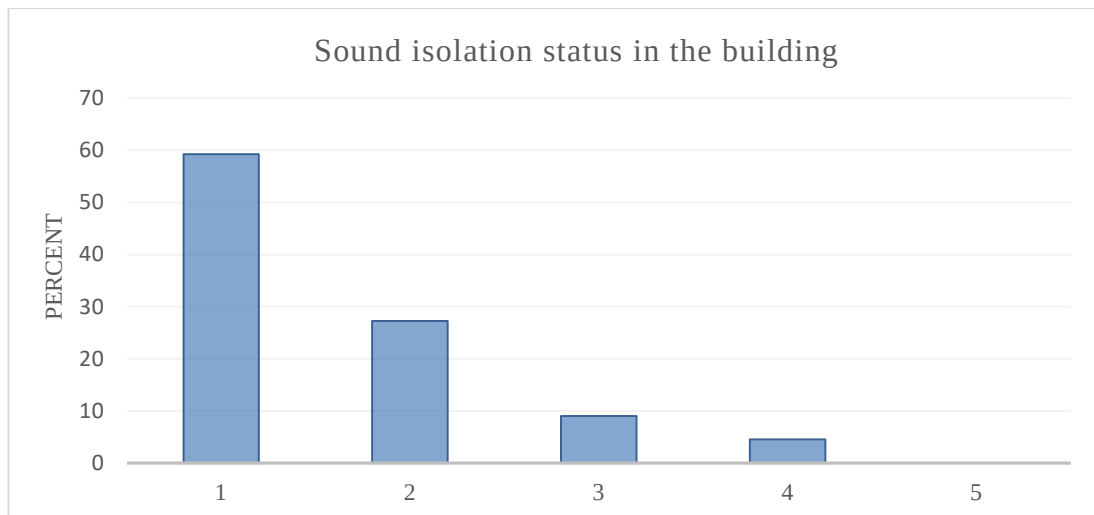


Figure 4.46 : Sound isolation status in the building (survey design in 2015).

According to figure 4.47, we can understand that the building renovation needs and house rent have the same ratio of complaints. After them, the children's noise has the higher percent of the dissatisfaction in the building. After that respectively the cultural differences, subscription, apartment manager, and interference with privacy are reasons for dissatisfaction in the building. In the survey buildings, less than 20% has fire or theft alarm.

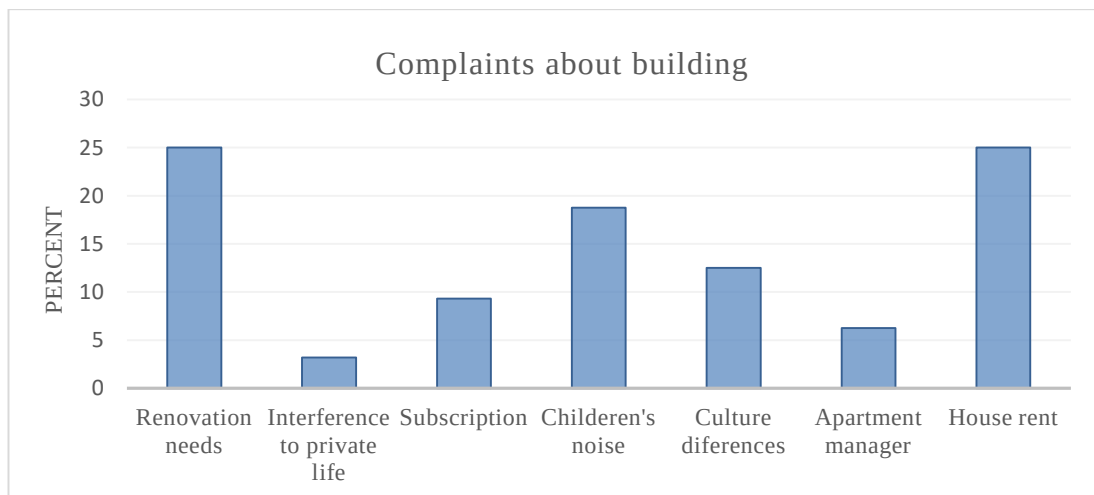


Figure 4.47: Complaints about building (survey design in 2015).

About 100% of the participants says that the district has a normal and above normal transportation accessibility. 55% believe its accessibility level is very high. They mention various transportation vehicles which are available in the district. The most percents are belonging to bus, subway, and minibus. Their rates are very similar, and each of them takes about 24% (Figure 4.48).

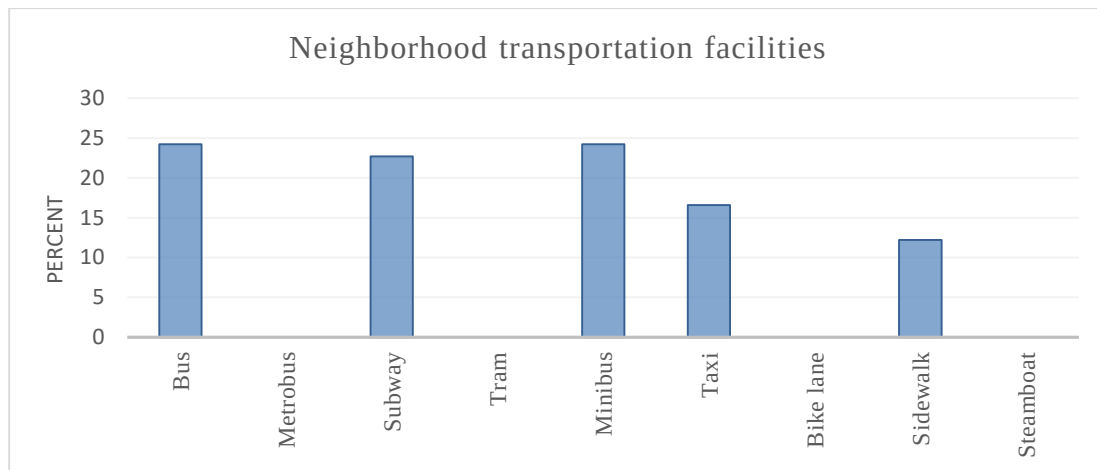


Figure 4.48 : Neighborhood Transportation facilities (survey design in 2015).

4.3.5.1 Physical comparison between previous and current buildings

About 82% of the participants had previously lived in a building other than their current building. We want them to compare their current building with former building in the notions of style, material, façade material and quality of the structure.

In according to the figure 4.49, we can see the 41.2% of the participates had lived in the buildings which have the similar style with their present buildings. About 53% say they had lived in different style buildings. We can classify them in the groups which are local, and their house had changed through the transformation process. Alternatively, the other are newcomers who have migrated from other cities. Some of the towns have different climate and architectural style. So the architecture models of the district are very various with their native city style.

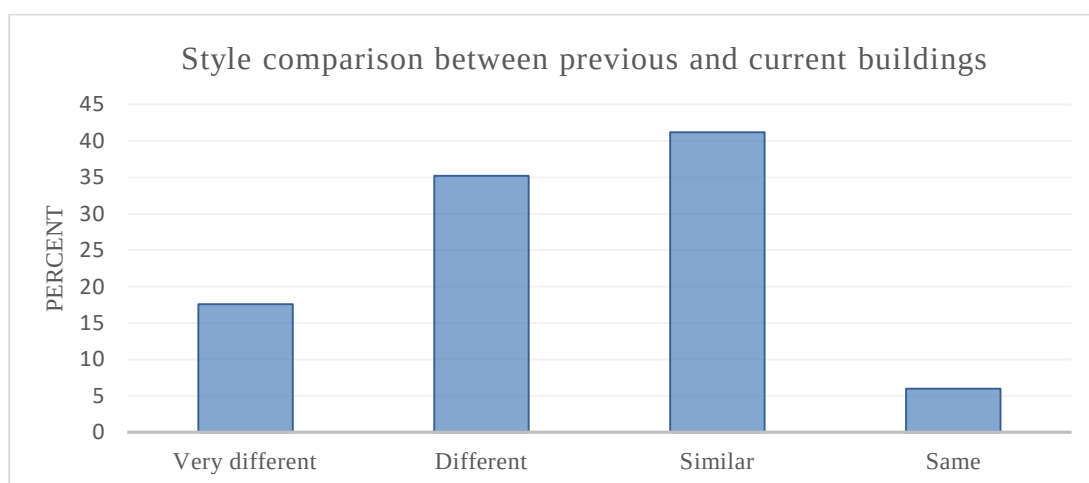


Figure 4.49: Style compares between residents previous and present buildings (survey design in 2015).

We can see in figure 4.50, about 35% of the people have lived in the buildings with similar material by their current buildings. Moreover, 23.5% say their buildings material were same, its reason to say that the styles and material are not different in various districts or cities after modernization. The 17.5% who say their previous building material were very different, are people who had lived in very different style and climate cities or had lived in the squatters and now are living in apartments.

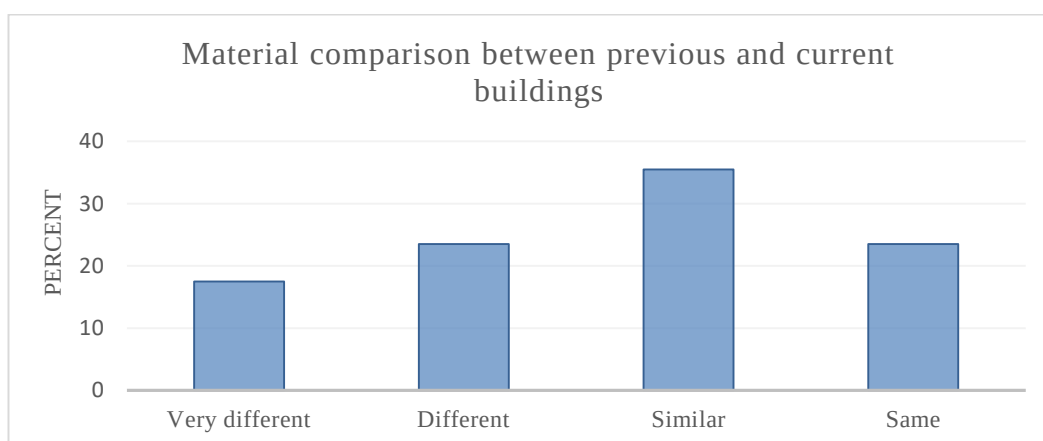


Figure 4.50 : Material compares between residents previous and present buildings (survey design in 2015).

We can see in figure 4.51, about 35% of the people have lived in the buildings with the similar or same quality of structure buildings. Near to 50% of the participants says their previous house has a different quality of the structure. In between, some says their former house was most better than the current. Their current building is a forced choose that they have to bear it until they finish their education or find a better job. The other part of this group are the people who had live in squatters or apartkondus.

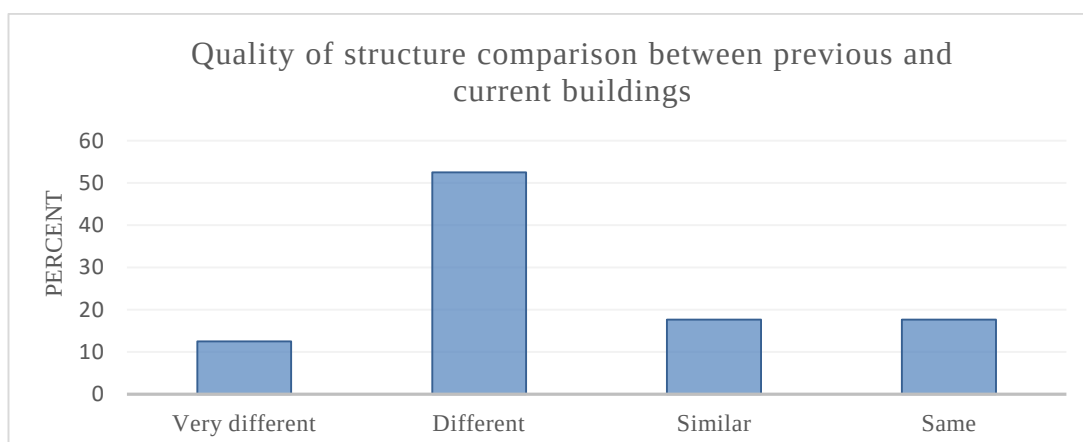


Figure 4.51 : Quality of structure compares between residents past and present buildings (survey design in 2015).

According to the figure 4.52, 41.2% of participants had live in a district with similar typeface with Çeliktepe. About 30% of people in the survey had lived in a different district. They all are reasons for saying that people prefer to live in the district which is familiar to them with people who have the similar socio-cultural or economic level. Most of the people who lived in different typeface districts are from cities other than the Istanbul. A minority of this group are from Istanbul; they say they are in a critical period of their life and have to live in this district. They will leave the Çeliktepe as soon as it is possible. More than 50% of the participants prefer the current district and have the belonging sense to the area.

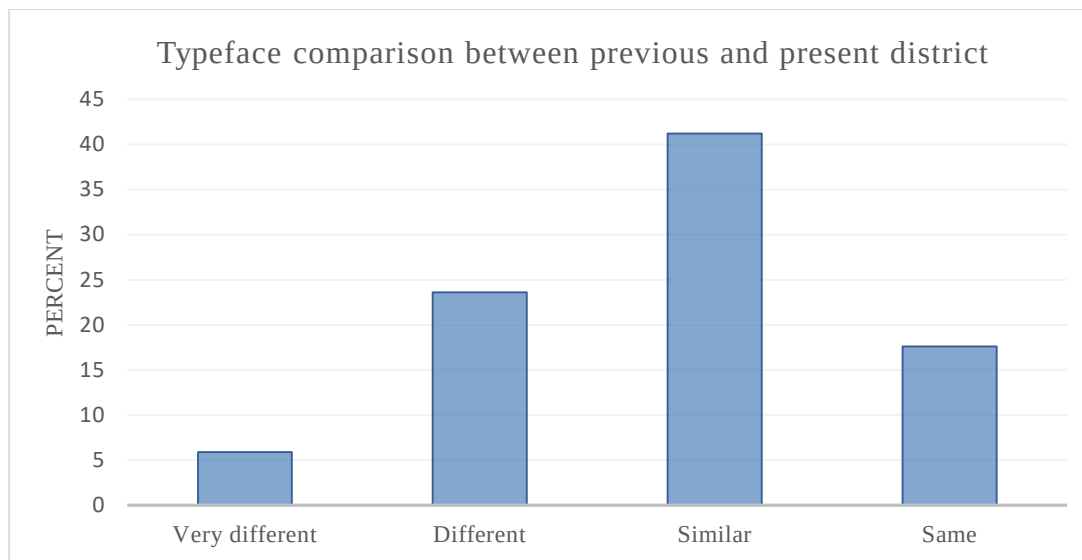


Figure 4.52 : Typeface comparison between past and present district (survey design in 2015).

About 24% of the participants give the grade three to the sensed change in the district. Apart from this group, the ratio of the people who give less than three and the person who give more than three are equal. These results show that the sense of place is a sense related to the belonging and duration of staying in an area. The newcomers do not feel belonging, and they do not have any particular sense to the area and its changes. The newcomers have a positive point of view about district changes. They believe these changes enhance the standards of living and the general opinion of the district (Figure 4.53).

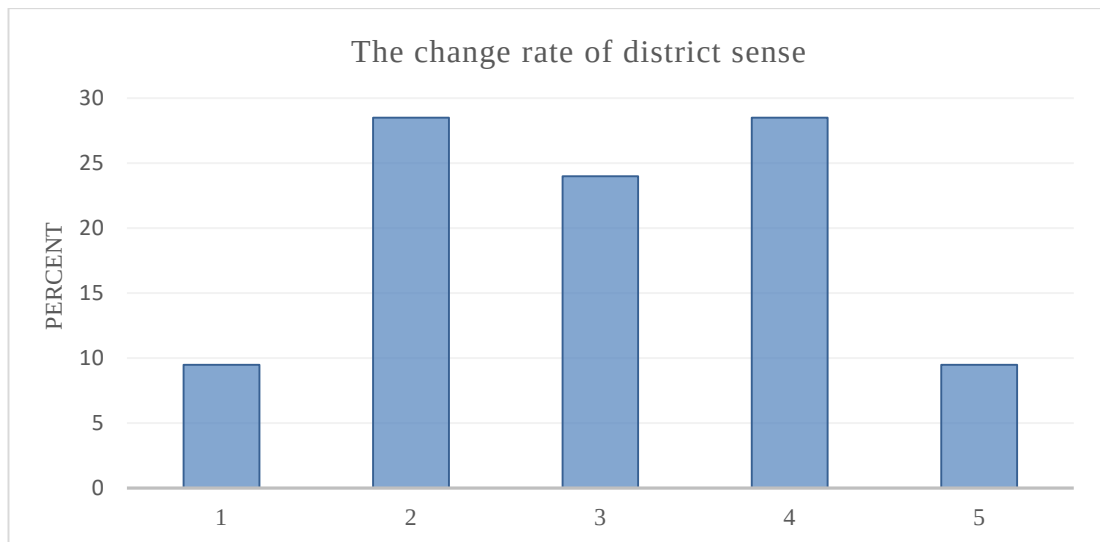


Figure 4.53: The change rate of District sense (survey design in 2015).

Nobody thinks that the social relation grown in the last years. Some of the people believe there is no changes in their connections and other believe there is a decrease in it. Most of the people who say there is no change were middle-aged and elderly people. They say there is a very significant relation between them and their neighbors. They are like family members, and nothing can change or decreased these relations. This group has shared their feelings, happiness, and sadness together.

The traffic, high density, lack of the green spaces, places for children playground and area for parking are the factors of dissatisfaction in the district. District environmental quality has improved in recent years. Now more modern and near to standard construction buildings are constructed in the district. The lack of special places for putting trash makes trouble for dwellers. The animals have turned the West bags; this action separated the trash in the region.

4.4 General Evaluation of Results

For having a wrap-up on data gathered from various sources, there is a general evaluation of results here. As it shown in the demographic part, the rate of the young and middle-aged people are high in the district. In between, more tan half of this population are individuals who have lived in the district for less than ten years. 55% of the district population lives with their family elders, and close to their relatives. They say they are close to each other because when one migrate to a metropolitan prefer to stay near to their familiar persons. The individuals who do not live with their parents are young couples, university students, and new graduates, or people who

come to Istanbul for work. Except for the couples, the other group is individuals who have shared their flats with friends, sibling or have stayed with their relatives for an interim period.

Surveying the socio-cultural part of dissertation shows that the number of the educated persons have increased in the compare to the previous studies. About 30% of the survey volunteers have a university education. These changes have a significant role in districts changes. These changes include the socio-cultural, physical, economy and other aspects. A high rate of these group can classify as district newcomers. They require new demands and services which the lack of them do not feel previously. The district structure previously needs the cafe's which the men gather together after work and play some games and drink tea. However, new generation required places such as the library, bar, coffee shop, fitness center and cultural center. This generation needs spaces for communication, social relations, and activities. Young parents are not pleased of children plays in the street they need parks and playground for their children.

About 30% of the settlements are pleased of protection privacy in the building and neighborhood. Moreover, about 45% analyze this situation as bad and awful. All of them is because of the cultural differences. Newcomers are from a different culture, which everyone lives in his or her own boundaries and do not connection with others except in emergency and necessity. They think their neighbor's behavior is like nosy people. In another hand, some locals have lived in the district for years as family members. They have shared all their feeling and life.

As everyone knows, the social and economic activities have affected each other. By analyzing the results, it is correct to say the social structure changes have changed the economy in the district. Newcomers are people with higher income. They changed the average of family earnings in the district. According to the variations in the district, demands for house rent has increased. It affected the housing marketing directly and increased the average rent in the area. Newcomers caused the economic boosting.

In the neighborhood and neighborly relations, the neighbor settlements relations and their feelings through the district have discussed. In according to the results, if the results want to be analyzed in the physical context. The areas physical condition have improved through the years. However, the district needs much more civil projects to

convert it to an ideal settlement. Lots of public spaces must construct in the area. Totally there is an average level of satisfaction with the area. Neighborly relations do not disappear in this district between the locals. Locals have a strong relation with each other. Opposite the newcomers who do not know their neighbors, they have communication. Newcomers have the lowest level of communication they do not know their neighbors. Moreover, meet them because of the building problems and subscription one time in a month. The locals do not need the excuse for meeting. They meet each other two or three times a week for conversation, borrow or other reasons. They think that the social relations decrease in competition with the past, and this is because of the modern life effects. The locals are pleased with neighbor relations. They believe, the longtime friendship, lots of shares in happiness and sadness causes this deep relation. The sense of belonging in the locals is higher than the newcomers.

As it shown in the charts near half of the district houses are old buildings. 25% of residents are local people who took their homes as heritage. The locals do not have willing to leave the district. For changing their houses, they participate in the transformation process by taking partners for reconstructed their buildings. They say the district is suitable for their earnings, and they have powerful belonging to the district. The newcomers mostly live in new buildings and their buildings in the competition with their former buildings are not in the better situation. They say the district is a very high-density area, and the buildings do not have high quality. Their reason for preference was the suitable rent, accessibility, and transportation. The newcomers from another district of Istanbul lived in the district with a similar style and quality. Moreover, their buildings have the same level of material, construction level, and style. Half of the participants think the buildings and the neighborhood are at an average level and tolerable.

5.CONCLUSION

This dissertation was an exploratory study, which examined the relationship between the transformation of housing types in the district and the social structure of the urban way of life. The research examined three questions: 1) What is the effect of physical changes, in district socio-cultural structure; 2) How urban transformation switches the urban identity, and 3) What is the consequences of changing the identity in the area.

In 2009, Alkiser et al's study of urban transformation showed that urban transformation had been created by social, economy and physic ingredients. Moreover, each of them includes other components. According to the importance of these aspects, all of the studies in this dissertation has been done in the context of society, economy, and physic.

The first question of this research is related to the physical changes in the area. The findings of this study showed that the area had experienced two different transformations. In the first step, there was a transformation from squatters to apartkondus. The first settlements of the district were farmers, in the second period the factory labors and their families migrated to the region. They had settled in this district and through the time they transformed Kâğıthane village to an urban squatter region. After a while, by enlarging families because of the children marriage, or migration of the close relatives, or family economic growth, they demand bigger houses. Inhabitants started to change their squatter houses to apartkondus, which are two or three floors version of squatter houses. They are not high quality or planned building. They have constructed and completed through the time. Sometimes families rent their empty rooms for seasonal laborers or new-comer worker families. This period families mostly were crowded worker families.

Over time by globalization and changes in the economy and urbanization. Cities had started to change and develop. These squatter regions had located in the central parts of the cities, where to have excellent accessibility. It was an attractive subject for urban residents. These areas started to select by urban dwellers for inhabiting. It was a reason for starting the second step of changes in the district, which is still continuing. In this

step, the apartkondus are being replaced with new apartments by using contractors. With the construction of new buildings the district's capacity has been decreased. So new dwellers are coming to stay in this area. Although the area is a high-density region through the time, today because of the enhance in the houses number the population has been increased on a large scale.

Like all of the transformation process, the physical changes have been done for increasing the resident's life standards and prosperity in the area. As Gustavsson and Elander (2015) says: physical alternatives in the district are not only structural, functional, or mechanical. They even contain all aspects of resident's life. The findings of this research have supported this theory. They show that physical changes have affected the social structure of the area. The new physic of the district worked as an attraction item and invite new settlements. The newcomers have a different social pattern than the locals. In Çeliktepe, former farmer or laborer structure have converted to a multiple-structure pattern which contains workers, employees or student.

The second question of this study examined the relationships between urban identity and urban transformation. As Oktay and Bala (2015) says the urban identity is in direct connection to the city character. The city character has obtained through the time of objects and places. Social identity and place identity are main components of urban identity. Moreover; various items play a significant role in its development. So every change in the citie's physical and social structure make differences in the urban identity. The results of the study show that residents are content with urban transformation. They express that it can improve the resistance and quality of their houses. However, this construction is not planned and designed by architects and designers. Newcomers have their own requires expectations. The environment slowly changes through these needs. New services and functions are added to the area, and a shortage of some functions have felt. The physical aspect of the city tried to adapt with residents and answer to all the local and newcomers needs. All of these changes have problematized the matter of identity.

The third question of this study asks about the effects of changing identity in settlements sense. The assessment in the case shows that urban transformation causes variations in the district's social structure and invite some new inhabitants. There is the difference between the local and newcomers sense of place through the neighbor. The survey findings show, more than half of the district settlements are persons who

have stayed in the district for less than ten years. These individuals can be categorized as newcomers who chose the area after changes. Young persons have occupied a significant part of district's social structure. They are in their active economic years. So more than sixty percents of them are working they spent more of their time in work and out of the area. The percent of higher education persons have increased in the district. Newcomers have changed the income range in the area. Because most of them are educational employee persons, who have middle and high income. They have inhabited in new buildings of the district. All of these differences create a big gap between the local and newcomers.

Casakin et al. (2015) describe the place attachment as an emotional connection between a person and the life's region. It is in a direct relation to comfortable, safety, and duration in an area. It has developed when the place can be a proper condition to perform their function and social aims. The study results have supported this idea. They show newcomers do not have any intimate connection with their neighbors, and they do not wish so. They feel no connection to the place and consider it as a passing place. They are generally of the young generations who have chosen this neighborhood due to its proximity to their working place or universities. Place attachment sense is in a direct relation to the length of residence, ownership and property. So, the opposite of the newcomers the local settlements have a strong relationship with their neighbors. Their level of place attachment and quality of life senses, are greater.

Satisfaction has affected by items like living condition, education, district facilities, and cost of living. Moreover, is about the place identity. According to all of these factors, the urban transformation has changed the satisfaction level of all the inhabitants. About half of the inhabitants have a mean average of satisfaction. Generally, the satisfaction level between the newcomers is lower than the local. Because this item is about district's condition of education, job and living environment. Newcomers do not feel euphoria about them.

One of the main aims of urban transformation is raising the quality of life in the district. The quality of life is described as a connection between people and their everyday environment, feeling attachment, remaining and missing the place. Like the other senses which are surveyed in this dissertation, newcomers have a higher level of well-being through the district.

In according to the affordable definition in the literature review, affordability has described in the cost of housing, social income structure, and facilities of the location. Survey findings show, due to housing cost newcomers are more affordable than the locals. In another hand, locals feel more affordable about the facilities and social incomes of the area. However, affordability according to the houses cost is a more affected item in the studied area. So it can be concluded the newcomers have a higher level of affordability in the district, Because of a higher standard of income and fewer family members.

Displacement after the changes in a notion about the locals. The studied area in this study has a positive aspect of the transformation process. This process has occurred slowly and in the extended period. It gives a time to dwellers to adapt with changes and protect their belonging sense. This action prevents the dweller's displacement. In this way, the local have not to displace from their neighborhood.

Researchers can use the research findings, which suggest certain directions for further investigations on urban transformation. Researchers can imply this kind of methodology to plan their urban identity projects.

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APPENDICES

APPENDIX A.1: Regional site plan.of Çeliktepe.

APPENDIX A.2: Regional section.of Çeliktepe.

APPENDIX A.3: Regional open spaces plan Çeliktepe.

APPENDIX A.4: Regional topographical plan of Çeliktepe.

APPENDIX B: Questionnaire.

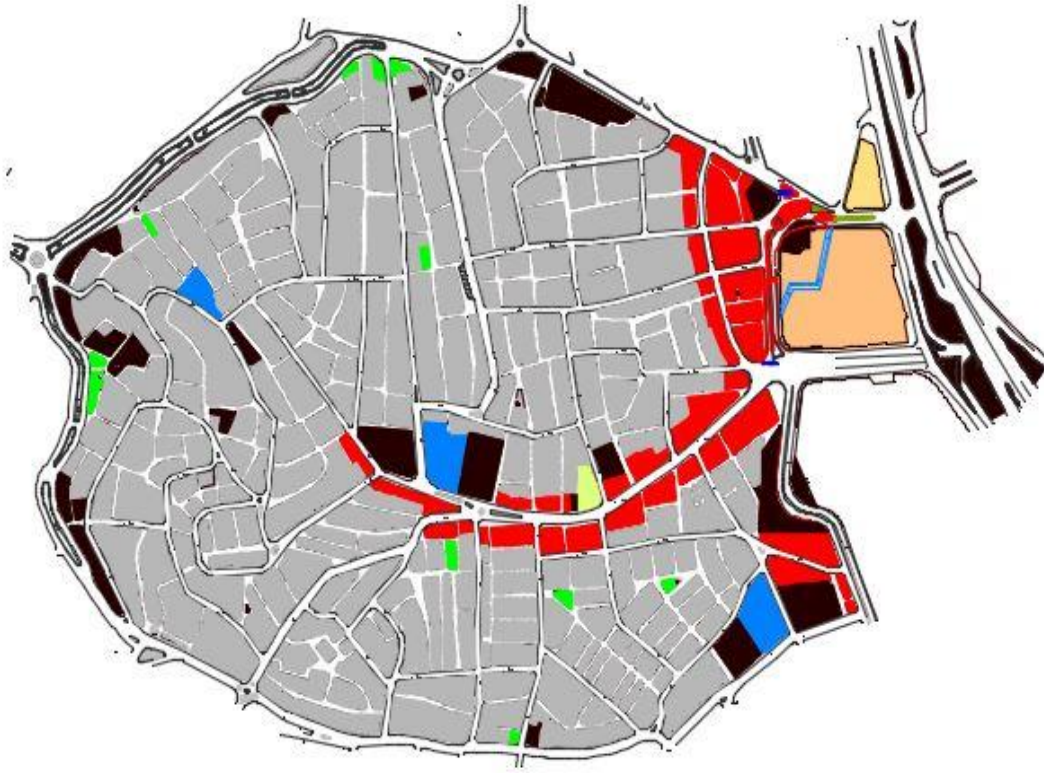


Figure A.1 : Regional site plan.of Çeliktepe.



Figure A.2 : Regional section.of Çeliktepe.



Figure A.3 : Regional open spaces plan Çeliktepe.

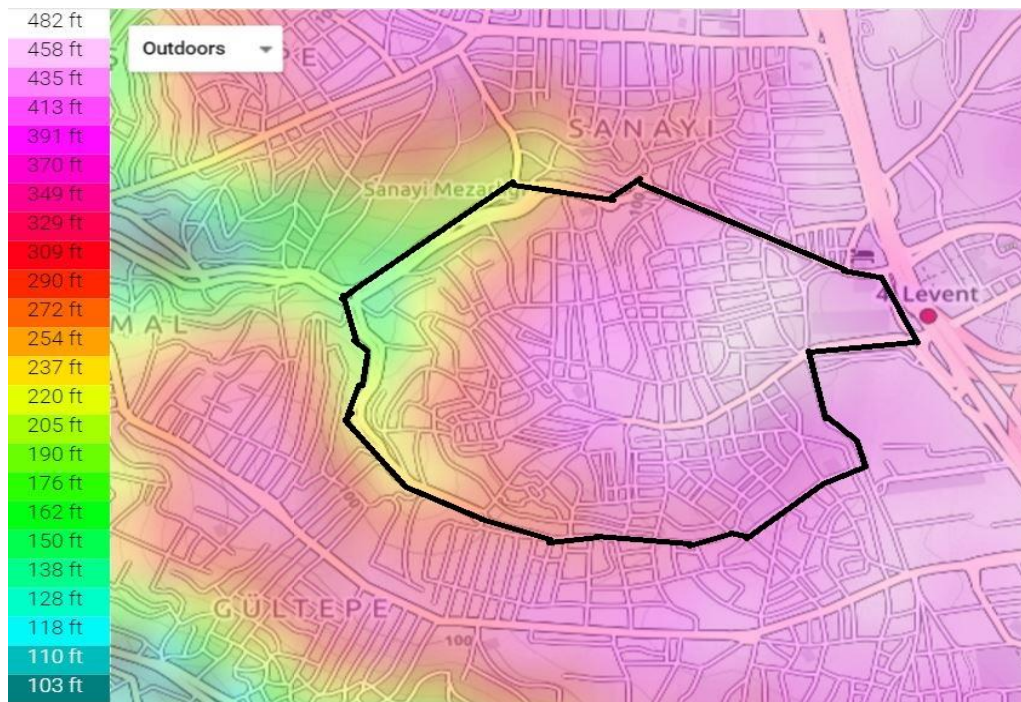


Figure A.4: Regional topographical plan of Çeliktepe.

APPENDIX B: Questionnaire

Demographic

1. Your gender: ☐ female ☐ male
2. Your age group:
☐ 0-16 ☐ 17-25 ☐ 26-35 ☐ 36-45 ☐ 46-55 ☐ 56-65 ☐ 66-75 ☐ +75
3. Where is your place of birth? city: quarter:
4. How many years have you lived in this neighborhood?
☐ 0-2 ☐ 2-5 ☐ 5-10 ☐ 10-15 ☐ 15-20 ☐ +20
5. Ownership status: ☐ renter ☐ bought ☐ inherited
6. The squatter meter of your house?
_ How many rooms have your house?
☐ 0+1 ☐ 1+1 ☐ 2+1 ☐ 3+1 ☐ 4+1 ☐ other
7. How many people live in your house?

Socio-cultural

8. What is your education level?
☐ illiterate ☐ elementary school ☐ junior school
☐ high school ☐ university ☐ graduate school
9. Have you live with your family ☐ yes ☐ no
_ If your answer is yes do you live with your parents ☐ yes ☐ no
_ If you live apart: ☐ single ☐ friends ☐ siblings ☐ relatives ☐ other
10. Where your children are playing games in general?
☐ yard ☐ parking ☐ sports center ☐ playpen ☐ home
☐ balcony ☐ schoolyard ☐ neighbor's home ☐ street ☐ other
11. What are the social and cultural activities in the neighborhood?
☐ cinema ☐ cafe ☐ bar ☐ park ☐ library ☐ other
12. The satisfaction sense in the district?
less ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 more

13.	extremely bad	bad	somewhat	good	extremely good
neighborly relations in the building					
the protection of private life in the building					
social services in the neighborhood					
the effect of changes on the neighborhood's cultural properties					

Socio-economic

14. Do you work? ☐ yes ☐ no ☐ retired

If your answer is yes:

_What do you do?

☐own business ☐private sector ☐public officer ☐artificer ☐worker ☐other

_How do you go to work?

☐on foot ☐public transportation ☐service ☐personal car ☐other

_ Evinizden işyerinize gidmek ne kadar zaman alıyor?

15. How much is your income?

☐less than 500 TL ☐500-1000 TL ☐1000-1500 TL ☐1500-2000TL
☐2000-2500TL ☐2500-3000 TL ☐more than 3000 TL

16. How many people works in your family?

17. If you compare commercial possibilities to the past?

☐extremely bad ☐bad ☐somewhat ☐good ☐extremely good

18. Housing market changes in the district:

less ☐1 ☐2 ☐3 ☐4 ☐5 more

19. How is the property prices and rents changes after the district's changes?

☐ decreased ☐no changes ☐1-25% increased ☐26-50% increased
☐75% increased ☐76-100% increased ☐more than 100% increase

20. How satisfied are you about living in the district?

less ☐1 ☐2 ☐3 ☐4 ☐5 more

_What are your reasons?

21. Do you have belonging sense toward the district? ☐evet ☐hayır

_ Your reasons:

22. Do you have displace sense toward the district? ☐always ☐sometimes ☐never

_ Your reasons:

Neighbourhood Relationships

23. Have you live with your villager in the same neighborhoo ☐yes ☐no

24. How many people do you verse in your living district?

☐nobody ☐1-10 ☐10-30 ☐30-50 ☐50-100 ☐+100

25. With how many families in the building you are in connection?

26. In which frequency do you meet neighbors?

☐everyday ☐3-4 times a week ☐1-2 times a week ☐2-3 times a month
☐1 time a month ☐never

27. Where do you meet your neighbors?

☐stairs ☐elevator ☐lobby ☐home ☐parking ☐exterior ☐other

28. What are your reasons for meeting your neighbors?

☐conversation ☐to borrow ☐complaint ☐building problems
☐neighborhood problems ☐subscription

29. Which of the planned open spaces are available in the neighborhood?

☐park ☐playpen ☐sport center ☐parking ☐seating areas
☐social activity center ☐other.....

_Which of them have been required in the district?

30. Would you recommend your neighborhood to relatives who want to move?

☐yes ☐no

31. How is the quality of life in the neighborhood?

less ☐1 ☐2 ☐3 ☐4 ☐5 more

32. Answer the below questions with comparing the present by the past

	very reduced	reduced	no change	increased	very increased
Activities you do with your neighbors					
Your neighborly relations					
Your social circle (cafes, clubs,...)					

Physical and environmental

33. What is your living building condition? ☐recorded ☐unrecorded

34. What is your living house type?

☐single story house ☐villa ☐apartment ☐apartkondus ☐other

35. What is the building function?

☐home office ☐home ☐office ☐other

36. What is your building age?

☐0-2 ☐3-5 ☐6-10 ☐11-15 ☐16-20 ☐21-30 ☐+30

_ How many flats are in your living building?

37. Have been done any renovation in your living building? ☐yes ☐no

_ If your answer is yes describe your reasons:

38. Please evaluate the status of your living building from 1 to 5.(1is the minimum)

	1	2	3	4	5
Physical condition					
Light-receiving status					
Exposure to daylight					
Cleaning status					
Heating situation					
Sound isolation status					

39. Does the building have car parking? ☐yes ☐no

_ If your answer is no, where do you park your car?

40. What are your complaints about building

☐renovation needs☐interference to private life☐cultural differences ☐subscription

☐children's noise ☐apartment manager ☐house rent ☐other

41. Does the building have a garden? ☐yes ☐no

42. How is ensured the safety of buildings?

☐security ☐safety camera ☐special door ☐fire and theft alarm ☐other

43. When do you start to live in this building?

44. Have you lived in another building before this?☐yes ☐no

_If your answer is yes, answer the below questions by comparing your current building with your previous building.

	very different	different	similar	same
Form and style				
Material				
Typeface				
Quality of structure				
Number of floors				

_ Which is your preferred? ☐ old building ☐ current building

_ Your reasons:

45. How do you evaluate the following attributes about your living neighborhood?

	Strongly disagree	Disagree	either agree or disagree	Disagree	Strongly disagree	
Poor facilities						Good facilities
Unsafe						Safe
Unclear						Clear
Suitable rent						Rack-rent
Heavy traffic						Low traffic
Very theft events						Less theft events
Very crowded						Less crowded

46. How is the accessibility of district to the city center or shopping center?

☐ very hard ☐ hard ☐ normal ☐ easy ☐ very easy

47. What are your reasons for district satisfaction?

☐ location ☐ being close to relatives ☐ transportation accessibility
☐ private life ☐ neighbors ☐ other

48. What are your reasons for district dissatisfaction?

☐ lack of parking space ☐ lack of social space ☐ lake of good view ☐ noise
☐ living standards ☐ condition of the roads ☐ accessibility ☐ private life
☐ municipal services ☐ other

49. Do you see enough opportunities for walkers in the neighborhood?

☐ not enough ☐ enough ☐ much more immediate ways are needed

50. Which are neighborhood transportation facilities?

☐ bus ☐ metrobus ☐ subway ☐ tramvay ☐ minibus ☐ sidewalk
☐ taxi ☐ bike lane ☐ steamboat

51. Is there a place where you can say that the essence of quarter? ☐ yes ☐ no

_ Where? Why?

_ Are you satisfied with the urban furniture in the neighborhood? ☐ yes ☐ no

52. Have you lived in another quarter before?

☐ yes ☐ no

_ If your answer is yes, please answer the below questions

_ When you compare the current neighborhood's structure with a previous neighborhood character?

☐ very different ☐ different ☐ similar ☐ same

_Your belonging sense is strong toward which neighborhood?

☐old neighborhood ☐new neighborhood ☐none of them ☐no idea

_Which is your prefer? ☐old neighborhood ☐new neighborhood

_your reasons:

53. The neighborhood's perceptions in which extent has changed after changes in the district?

less ☐1 ☐2 ☐3 ☐4 ☐5 more

54. Do you think this transformation of the image of the city and the overall appearance of the city (silhouette) contribution has been in which level level?

☐extremely bad ☐bad ☐no change ☐good ☐very good

Thank you very much for responding the questions

CURRICULUM VITAE



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