

ISTANBUL TECHNICAL UNIVERSITY ★ GRADUATE SCHOOL OF SCIENCE
ENGINEERING AND TECHNOLOGY

**AESTHETIC CONTROL MANAGEMENT,
THE CASE OF ISTANBUL**



Ph.D. THESIS

Azadeh REZAFAR

Urban and Regional Planning Department

Urban and Regional Planning Doctorate Program

JULY 2019

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(502122802)**

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Thesis Advisor: Prof. Dr. Şevkiye Şence TÜRK

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İSTANBUL TEKNİK ÜNİVERSİTESİ ★ FEN BİLİMLERİ ENSTİTÜSÜ

**ESTETİK KONTROL YÖNETİMİ,
İSTANBUL ÖRNEĞİ**

DOKTORA TEZİ

**Azadeh REZAFAR
(502122802)**

Şehir ve Bölge Planlaması Anabilim Dalı

Şehir ve Bölge PlanlamaDoktora Programı

Tez Danışmanı: Prof. Dr. Şevkiye Şence TÜRK

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Azadeh Rezafar, a Ph.D. student of ITU Graduate School of Science Engineering and Technology student ID 502122802, successfully defended the dissertation entitled “AESTHETIC CONTROL MANAGEMENT, THE CASE OF ISTANBUL”, which she prepared after fulfilling the requirements specified in the associated legislations, before the jury whose signatures are below.

Thesis Advisor : **Prof. Dr. Şevkiye Şence TÜRK**
Istanbul Technical University

Jury Members : **Prof. Dr. Mehmet OCAKÇI**
Istanbul Technical University

Prof. Dr. Hüseyin ÇENGİZ
Yıldız Technical University

Prof. Dr. Fatma ÜNSAL
Mimar Sinan Fine Arts University

Assoc. Prof. Dr. Hatice AYATAÇ
Istanbul Technical University

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To my beloved mom and dad,



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Azadeh REZAFAR
Architect, MSc. of Urban
Planning



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ABBREVIATIONS

CFA	: Conformatory Factor Analysis
DPT	: Devlet Planlama Teşkilatı
EFA	: Exploratory Factor Analysis
GDP	: Gross Domestic Products
GYODER	: Gayrimenkul ve Gayrimenkul Yatırım Ortaklığı Derneği
OECD	: Organization for Economic Co-operation and Development
SPSS	: Statistical Package for the Social Sciences
TOKİ	: Toplu Konut İdaresi
UNESCO	: United Nations Educational, Scientific and Cultural Organization





SYMBOLS

<i>m</i>²	: Square Metre
<i>km</i>²	: Square Kilometre
<i>km</i>	: Kilometre
<i>Ha</i>	: Hectare





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AESTHETIC CONTROL MANAGEMENT, THE CASE OF ISTANBUL

SUMMARY

Concept of the aesthetic in the urban environments had been the subject of urban planning issues in different ways over history. Since the cities are more complex because of their physical, social, economic and political and so on features so, they can be affected by multi-dimensions of these sides. Especially ‘competitiveness’ for the main reason of attracting capital that considered as indispensable for today's cities caused the concept of aesthetic becomes more important. Identity, local characteristics and aesthetic qualities of the cities are disappearing under the concept of ‘competitiveness’ that is the production of the neo-liberal policies. In this case, especially mass newly built environments have been affected by these policies and lose their aesthetic qualities. Controlling urban aesthetic, which has been a rising issue in today's all post-industrial countries urban design policies faces some problems and complexities in the planning legal tools. The aesthetics of its own is a complex issue and needs to evaluation beyond the physical characteristics of the cities. At the same time, aesthetic control managing inside the planning legal tools is unclear too. Maybe by ensuring aesthetic control parameters inside the legal source reaching more aesthetic urban environments especially in the newly built environments will be too easy. Accordingly, municipalities and decision makers in the field of urban design and planning as well as who are interested in urban aesthetic issues can be easily governed. This consideration caused the main aim of this thesis.

On a more specific level, the thesis aims to analyze urban aesthetics management in newly built environments by selecting Istanbul as a case study. At the same time examines the relationship of put forth parameters, which are derived form an existing body of literature and earlier research results by factor analysing, with legal urban planning tools. Presenting a way of incorporating aesthetic parameters into urban laws and regulations is the next step of this examination.

In accordance with the stated aims, five research questions of the thesis concerns, 1) the definition, understanding and analyzing of aesthetic, urban aesthetic in newly built environments and parameters for aesthetic control management, 2) the look for put forth some certain parameters, to search for how and to what extent aesthetic control management is dependent on these parameters, 3) the look into the relationship between the concept of aesthetic and legal tools for controlling and managing urban aesthetics in newly built environments, 4) the place of aesthetic control management parameters inside the legal urban planning tools and finally, 5) the importance and suggestion of a check-list for newly built environments which make these environments more aesthetic, identity and raise the aesthetic quality of these areas in future.

As an integrated method in order to reach the research questions, three main steps had been involved in this research. Multi-technical of this research is including,

1)creating survey questions, 2) statistical analysis, 3) testing creating factors.

As an answer to the first research question after formulating hypothesis vast and comprehensive data collection by literature review had done. Since the literature review in urban design area shows the complexity of aesthetic issues in the case of formally and symbolically, formal aesthetic parameters in the scope of urban design objects had researched in detail. Presented a system of aesthetic control management in the international scope was another way of reaching the first question of the thesis. Aesthetic definition in the case of this theses is described as a combination of, good, beautiful or perception of beautiful, nice not bad or ugly. The same as aesthetic, urban aesthetic is described as a combination of urban quality, natural settings, land-use, circulation systems, the built form and public appearance of buildings. These formal parameters had evaluated by three professional groups in the scope of survey research. These groups contained officials, scholars and practitioners who involved in urban design and architecture issues. These groups were from universities urban design, urban planning and architecture departments; urban design, planning and architecture offices; and from municipalities urban design and planning decision-makers. For this part totally 137 questionnaires were selected. They answered the survey questions face to face or by phone or by e-mail. The survey had prepared in two main sections. The first section was included demographical questions in order to learn the characteristics of the sample groups. The second section contained three different parts about specific questions of urban formal aesthetic. Most of these questions were judicial questions that can be defined by physical attributes. This section included three parts that the first part had questions of building and design scale (3 dimensions), the second part had questions of both building and planning scale (2 and 3 dimensions) and the last part had questions of planning scale (2 dimensions).

One of the major hypothesis of the study is based on the assumption that newly built environments are more affected by the formal aesthetic parameters. Descriptive analysis of the survey revealed cohesion opinion of the samples on the positive effects of physical parameters in building and design scale, both planning and building scale as well as planning scale. In order to improve the research a little more, One-Way ANOVA (Post Hoc) analysis was done too with the aim of understanding aesthetic perception between scholars, practitioners and officials. This analysis was showed that officials disagreed with the affection of parameters like proportion, ratio, rhythm, scale, mass, bulk, order, hierarchy, diversity and visual wealth on urban aesthetic in newly built environments. Scholars disagreed with the effect of parameters like dimension and continuity and ecological based materials on urban aesthetic in newly built environments. Finally, practitioners disagreed with the effect of colour harmony on urban aesthetic in newly built environments.

But the question is that which factors and parameters are more affected by urban aesthetics. The factors have varying degrees in built environments. This concern developed a model for revealing factors and parameters with factor analysis by using Spss programme. By the factor analysis, 8 factors had been extracted. These factors details are as follows; the first factor mostly described and contained physical and visual features of the buildings at the same time urban identity and silhouette features of the newly built environments. So, this factor labelled as ‘character and identity’. The second factor mostly described and contained issues about ecological and sustainability design. So, this factor labelled as ‘green design’. The third factor

mostly described and contained issues about plot features. So, this factor labelled as 'incompatibility between identity and design'. The fourth factor mostly described and contained issues about building height design without taking into account the path's width. So, this factor labelled as 'lack of protection for continuity and the natural environment'. The fifth factor mostly described and contained issues about tall buildings features. So, this factor labelled as 'tall buildings'. The sixth factor mostly described and contained issues about project-based planning. So, this factor labelled as 'plan-based versus project-based development'. The seventh factor mostly described and contained issues about formal harmony within buildings. So, this factor labelled as 'formal harmony between building groups'. The eight-factor mostly described and contained issues about the interior design of the buildings. So, this factor labelled as 'building interior design'.

In the final step of the research in order to determine successful or unsuccessful features of these factors testing done on the selected areas from Istanbul's newly built environments. The case study was Beylikdüzü district that three different features of settlements were seen and selected from it. These cases represented mass-housing areas, single plot and single house areas and mixed settlements. The testing process had done with some very basic parameters that gave for each factor. It was important that these parameters can be measured easily for each case studies. All parameters have been checked one by one by the author on these three selected case areas. All tests showed that there did not any categorised in designing the form of the building. General mass that suggested in the detailed local land use plan of the selected area was considered in all cases. But the same thing didn't been seen in the diversity of designing the buildings. Mass housing case area was successful in testing green design and had adequate green areas in general. Considering related parcel's form could be seen in all selected case areas that were under the 'incompatibility between identity and design' factor. There wasn't any natural environment protection inside the cases. Mixed settlements and adjacent area cases were full of human scale buildings in the case of tall buildings factor. Plan-based versus project-based developments was successfully seen in the adjacent area and partly mixed settlements but in some features of them. Formal harmony could be seen generally in almost all cases without any variety between them. Buildings interior design feature did not be seen in the selected case studies.

Finally, by considering these parameters, a check-list for newly built environments has been developed. This check-list can give guidance to the designers at the design stage as well as for municipality and officials for the decision-making stage and can orient future research as well. But it's important to keep in mind that urban aesthetic depends on many parameters and factors that this research considered just a small part of them.



ESTETİK KONTROL YÖNETİMİ, İSTANBUL ÖRNEĞİ

ÖZET

Estetik kavramı, tarih boyunca farklı şekillerde kentsel planlama konularına dahil edilmiştir. Kentsel estetik kaygısı insanların çevrelerini daha düzenli görebilmek arzusuyla ortaya çıkan bir kavramdır. Kentler, fiziksel, sosyal, ekonomik, politik ve benzeri özellikleri nedeniyle çok boyutlu yapıya sahiptir. Bu çok boyutluluk kentleri etkilemekte ve daha karmaşık hale getirmektedir. Bu durumun yanısıra günümüz kentlerinin vazgeçilmezi ve sermaye çekiminin temel nedeni olarak kabul edilen ‘rekabet gücü’ estetik kavramının daha da önem kazanmasına sebep olmaktadır. Kentlerin kimliği, yerel özellikleri ve estetik nitelikleri, neo-liberal politikaların üretimi olan ‘rekabetçilik’ kavramı altında kaybolmaktadır. Özellikle yeni gelişen alanlar, neo-liberal politikalarla etkilenmiş ve estetik niteliklerini yitirmiştir. Günümüzün tüm sanayi sonrası ülkelerinde yükselen bir sorun olan kentsel estetiğin kontrolü, kentsel tasarım politikalarında ve yasal araçlarda bazı sorunlarla karşı karşıya kalmaktadır.

Estetik kavramı karmaşık bir kavramdır ve şehirlerin fiziksel özelliklerinin ötesinde değerlendirilmesi gereken bir konudur. Aynı zamanda, estetik kontrol yönetimi, kentsel planlamanın yasal araçlarında da belirsiz bir konuma sahiptir. Estetik kontrol parametrelerinin kentsel planlama yasal araçlarına dahil edilmesiyle, özellikle yeni gelişen alanlarda daha estetik kentsel ortamlar yaratmak kolay olacaktır. Bununla birlikte, kentsel tasarım ve planlama alanında etkili olan belediyeler, karar-vericiler ve kentsel estetik konularıyla ilgili olan planlama ofisleri yasal araçlara dahil edilen estetik parametreleriyle kolayca yönlendirilebilirler. Dolayısıyla, araştırma problem alanına, kentsel estetiği etkileyen parametrelerin kentsel yasal araçlar perspektifinden yaklaşılmasıdır.

Daha spesifik bir düzeyde, tezde, İstanbul bir örnek alan incelemesi olarak seçilmiştir ve yeni gelişen konut alanlarında kentsel estetik yönetimini analiz etmeyi amaçlamıştır. Aynı zamanda, kentsel tasarım alanında mevcut literatürden ve araştırma kapsamında yapılan faktör analizinden elde edilen parametrelerin kentsel yasal araçlarla karşılaştırıp ilişkilendirmesi araştırmanın diğer yönüdür. Estetik parametreleri ise kentsel yasalara ve yönetmeliklere dahil etmek ve bu kapsamda bir öneri geliştirmek bu tezin sonraki adımıdır.

Belirtilen amaçlara uygun olarak, tez beş araştırma sorusuna yanıt aramaktadır. Bu soruların kapsamı ise, 1) estetik, kentsel estetik ve yeni gelişen alanlarda estetiğin tanımı ve analizi ve estetik kontrol yönetimi için parametreler, 2) Estetik kontrolü için bazı parametreleri ortaya koymak, estetik kontrol yönetiminin bu parametrelere ne derece ve ne ölçüde bağlı olduğunu araştırmak, 3) yeni gelişen alanlarda kentsel estetiği kontrol ve yönetmek için, estetik kavramı ile yasal araçlar arasındaki ilişkiyi

araştırmak, bu kapsamda 4) estetik kontrol yönetim parametrelerin kentsel planlama yasal araçları içindeki yerini araştırmak ve son olarakta 5) yeni gelişen alanların estetik kalitesini yükseltmek ve daha kimlikli alanlar oluşturmak amacıyla check-list önerisi sunmaktır.

Bu soruların yanıtına ulaşmak için araştırma entegre bir method olarak üç temel adımdan oluşmaktadır. Araştırmanın çok teknikli yöntemi; 1)Anket soruları oluşturmak, 2) istatistiksel analizler yapmak ve 3) istatistiksel analizlerin sonuçlarını test etmeği içermektedir.

Araştırmanın ilk sorusuna yanıt olarak, hipotezler oluşturulduktan sonra, yoğun literatür taraması yapılmıştır ve böylece kentsel estetik ve tasarım alanında geniş kapsamlı veri toplanmıştır. Kentsel tasarım alanındaki literatür taraması, estetik kavramının formal ve sembolik olarak iki grupta ele alındığını göstermektedir. Aynı zamanda kentsel estetik, daha çok formal estetik bileşenleri ile açıklanmaktadır bu bileşenler ise bu tez kapsamında detaylı olarak araştırılmıştır. Uluslararası düzeyde kentsel estetik yönetim sistemini araştırmak ve ortaya koymak ilk araştırma sorusunun yanıtına ulaşmakta başka bir yöntemdir. Tez kapsamında estetik kavramı, güzel, iyi ve güzel algısıyla kötü ve çirkin olmayan birleşimi olarak tanımlanmaktadır. Kentsel estetik ise, kentsel kalite, doğal ortamlar, arazi kullanımı, dolaşım sistemleri ve yapıli çevrenin birleşimi olarak tanımlanmaktadır. Kentsel estetiğin formal parametreleri anket çalışması kapsamında kentsel tasarımla ilgili olan üç meslek grubu tarafından değerlendirilmiştir. Bu gruplardan ilki, üniversitelerin mimarlık, kentsel planlama ve tasarım, iç mimarlık ve peyzaj mimarlığı bölümlerinde çalışan akademisyenlerdir. İkincisi, mimarlık, iç mimarlık ve kentsel planlama ve tasarım ofislerindeki uygulayıcılarıdır. Üçüncüsü ise, belediyelerin planlama ve proje bölümlerinde yer alan karar-vericilerdir. Araştırmadaki örneklem, toplam 137 kişi olarak belirlenmiştir. Anket soruları yüzyüze, telefon veya e-posta aracılığıyla örneklemelere uygulanmıştır. Anket soruları ise, iki ana bölümde hazırlanmıştır. İlk bölümde örneklemelerin karakteristik özellikleri araştırılmıştır. Bu bölüm demografik soruları içermektedir. İkinci bölüm ise, üç farklı soru grubundan oluşmaktadır. Bu soru grupları, kentsel formal estetiği etkileyen spesifik yargısal sorulardır. Birinci soru grubu, yapı ve tasarım ölçeğinde (3 boyutlu), ikinci soru grubu yapı ve plan ölçeğinde (2 ve 3 boyutlu) son soru grubu ise planlama ölçeğinde (2 boyutlu) soruları içermektedir.

Tezin temel hipotezlerinden biri, yeni gelişen alanların en çok formal estetik parametrelerinden etkilenmeleri varsayımına dayanmaktadır. Anket için yapılan betimleyici analiz (Descriptive analysis) üç farklı gruptaki örneklemelerin, formal estetik parametrelerin yeni gelişen alanların yapı ve tasarım, planlama ve her iki boyutunu (2 boyutlu ve 3 boyutlu) da olumlu etkilediğine, uyumlu görüşlerinin olduğunu açıklamaktadır. Başka bir değişler örneklem gruplarının formal veya fiziksel estetik parametrelerin yeni gelişen alanların estetiğini etkilemesine katılmaktadırlar.

Araştırmanın kapsamını geliştirerek, üç farklı örneklem grubun (akademisyenler, uygulayıcılar ve kararvericiler) estetik algısını anlamak amacıyla, One-Way ANOVA (Post-Hoc) analizi yapılmıştır. Bu analiz, kararvericilere göre oran, ritim, ölçek, kütle, düzen, hiyerarşi, çeşitlilik ve görsel zenginlik gibi parametrelerin yeni gelişen alanları etkilemediklerini göstermektedir. Akademisyenlere göre ise, boyut ve süreklilik gibi parametrelerin ve ekolojik temelli malzemelerin yeni gelişen alanların

estetiği üzerinde etkili değildir. Son olarakta, uygulayıcılar renk uyumun yeni gelişen alanların estetiğine etkili olmadığını düşünmektedir.

Ancak, kentsel estetiği en çok etkileyen parametrelerin belirlenmesi tezin diğer temel sorusudur. Parametrelerin yeni gelişen alanların estetiğine farklı derecede ekileri vardır. Bu sorunun yanıtı için SPSS programı kullanarak faktör analizi yapılmıştır. Faktör analiziyle parametreleri ortaya koymak için model geliştirilmiştir. Faktör analizi yapılarak 8 faktör oluşturulmuştur. Bu faktörler bu şekilde açıklanmaktadır;

Birinci faktör, binaların fiziksel ve görsel özelliklerini, aynı zamanda yeni gelişen alanların kentsel kimlik ve silüet özelliklerini içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘karakter ve kimlik’ olarak adlandırılmıştır.

İkinci faktör, genellikle ekolojik ve sürdürülebilir tasarım parametrelerini içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘yeşil tasarım’ olarak adlandırılmıştır.

Üçüncü faktör, genellikle parsel özelliklerini ve parametreleri içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘kimlik ve tasarım arasındaki uyumsuzluk’ olarak adlandırılmıştır.

Dördüncü faktör, genellikle yol genişliği ve yapı tasarımı arasındaki uyumsuzluk gibi konuları içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘sürekliliği ve doğal çevreyi koruma eksikliği’ olarak adlandırılmıştır.

Beşinci faktör, genellikle yüksek binaların özellikleriyle ilgili konuları içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘yüksek binalar’ olarak adlandırılmıştır.

Altıncı faktör, genellikle proje ve plan bazlı gelişmeler ile ilgili sorunları içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘proje bazlı gelişmeye karşı plan bazlı gelişme’ olarak adlandırılmıştır.

Yedinci faktör, genellikle binaların formlarıyla ilgili sorunları içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘bina grupları arasındaki form uyumu’ olarak adlandırılmıştır.

Sekizinci faktör genellikle, binaların iç mekan tasarımıyla ilgili sorunları içermektedir. Faktörün içerdiği bileşenler dikkate alınarak faktör ‘yapıların iç tasarımı’ olarak adlandırılmıştır.

Araştırmanın son aşamasında ise, seçilen faktörlerin doğruluğunu yeni gelişen alanlar üzerinde denemek amacıyla İstanbul’u alan araştırması için seçmiştir. İstanbul’un Beylikdüzü ilçesinde üç farklı gelişen konut alanı seçilip faktörle ile test edilmiştir. Bu üç alan, kapalı site ve toplu konut, tek parsel-tek yapı (bitişik nizam) ve karma gelişen konut alanlarıdır. Faktörleri seçilmiş alanlar üzerinde değerlendirebilmek için her faktöre basit ve objektif olarak değerlendirilebilecek bileşenler verilmiştir. Faktörler için öngörülen bileşenler taker taker yazar tarafından tüm seçilen alanlar üzerinde test edilmiştir. Analizlerin sonucu ise, üç farklı gelişen alanlardaki binaların herhangi bir formal tasarıma sahip olmadığını göstermektedir. Uygulama imar planında öngörülen yapı yoğunluğu tüm alanlar için uygulanmıştır. Ama bu durum yapı tasarımında görsel zenginlik ve çeşitlilik için görünmemektedir. Kapalı site tipinde gelişen alanlar, yeterli yeşil alan tasarımına sahipken diğer alanlar için aynı şey söylenemez. Parsel ve arazi formu farklı gelişen üç alan için dikkate alınmıştır fakat aynı zamanda kimlik ve tasarım arasındaki uyumsuzlukta dikkat

çekmektedir. Alanlarda doğal çevrenin korunması için önlemler alınmamıştır. Yüksek yapı faktörü kapsamında bitişik ve ikiz bitişik yapı alanında insan ölçeği dikkat çekerken, bu durum kapalı sitelerde ve yüksek yapılarda görülmemektedir. Binaların iç tasarım bileşeni üç farklı gelişen alanların hiç birinde dikkate alınmamaktadır.

Son olarak, bu parametreler ve bileşenler dikkate alınarak yeni gelişen alanların estetik tasarımına ulaşmak için check-list önerisi yapılmıştır. Bu check-list tasarımcılara tasarım aşamasında ve kararvericilere karar aşamasında yol gösterici olabildiği düşünülmektedir. Ama unutmamak gerekir ki kentsel tasarım çok parametre ve bileşene bağlıdır ve bu araştırma küçük bir kısmını ele almaktadır.



1. INTRODUCTION

1.1 Statement of the Problem

Multiple dimensions of cities like physical, social, economic, political and etc. make the cities devastatingly complex. A part of this complexity is due to decisions that are taken by decision-makers in different urban areas. Especially by the effects of neoliberal policies after 2000s intervention in cities increased which caused the features of the cities changed more than ever. Under such policies, ‘competitiveness’ is considered indispensable to economic prospects of a city (Karaman, 2013). At the same time, the cities started to lose their identity and aesthetic qualities with these policies. Neo-liberal policies have led to reconfiguring and transforming the cities for several decades. The main reason was urban space that had become one of the most profitable sources of investments. Leading cities adopted aggressive place-marketing strategies to attract capital (Swyngedouw et al., 2002; Kuyucu and Unsal, 2010). Large-scale (mega) projects, mass housing projects, and the construction of shopping malls, five-star hotels, and business centres began to shape urban environments (Kuyucu and Unsal, 2010; Özalp and Erkut, 2016). Nowadays modern urban environment has been criticized as being monotonous, ugly without urban values and visual or aesthetic qualities and over-internationalize style with a tendency to import predetermined forms and styles rather than to produce a form of local characteristics (Mokhtar, 2007; Serin, 2010) or even historical background. Newly built environments whose features have been changed due to neoliberal policies and priorities are the most criticized area for their lack of aesthetic qualities and identity. This criticism has made discussions of urban aesthetics. In recent years controlling urban aesthetic has been a rising issue within the context of urban design policies. Despite these, the term ‘aesthetic’ is not to be found in the urban planning laws and regulations and theorists of contemporary planning largely neglect the aesthetic topics. But still, all post-industrial countries put aesthetics and urban design subjects in a central position of their urban planning practice. The main problem of urban aesthetic is its complexity in terms of social, psychological, cultural and physical

dimensions. This complexity causes evaluating urban aesthetic beyond the physical characteristics of the cities. While aesthetic control managing in the urban planning area is unclear. Because the legalization of aesthetic control and its codifying attempts is not too old and there are too many shortcomings in this area. The reason for this delay was scepticism attitude of the courts to this subject. According to the courts, aesthetic control had an individual property aspect so, nobody must lose using its own property. In that era, the aesthetic concept was considered a lux and fancy, not a necessity (Garvin and Leroy, 2003). Beside this viewpoint, the aesthetic concept was a subjective issue that didn't need to be a part of valid urban regulations until 1930. This perspective changed and aesthetic concept started to accept by a few jurisdictions with the reasons of public health, protection of property values, promotion of tourism and traffic. The aesthetic concept was accepted in the 20 century. The scope of this acceptance was general welfare that caused a majority of states to allow design review just for aesthetic considerations. Nowadays is the era of an aesthetic idea for zoning implementation in the scope of the police power. To achieve this aim, the factors that affected urban aesthetics in newly built environments are needed. Maybe by ensuring aesthetic control parameters inside the legal source reaching more aesthetic urban environment especially in the newly built environments will be too easy.

1.2 Aims and Questions of the Thesis

This thesis tries to examine urban aesthetics in newly built environments. Since the concern is not measuring aesthetic quality or evaluating urban aesthetic, presenting a way of incorporating aesthetic parameters into urban laws and regulation is the main goal of this thesis. In order to achieve the goals of this thesis, at the first main research questions were formulated. These questions were,

Research Question (1): What is the definition of urban aesthetic in newly built environments? And which parameters are concerned for evaluating aesthetic in newly built environments?

Research Question (2): What are the legal urban tools (especially for the case of Istanbul) for controlling and managing urban aesthetic in newly built environments?

Research Question (3): Where is the place of these parameters inside the legal urban tools?

Research Question (4):How can reach more aesthetic urban environments in newly built areas? Is there any check-list?

Literature research of urban aesthetic, that will be discussed in the next part, shows that measuring urban aesthetic is a difficult issue. The main reason is the subjective dimension of aesthetic issues. So this thesis conducted two important aims. In the first step, it reveals urban formal aesthetic parameters, which are affected urban aesthetics in newly built environments. In the second step, the research tries to compare parameters with related urban legal tools in the case of aesthetic control management to put for missed parameters in legal urban tools. The aim of this step is to submit a check-list for better aesthetic control in newly built environments. This research targets municipalities and decision makers in the field of urban design and planning as well as who are interested in urban aesthetic issues. This research has started with this idea; aesthetic control is necessary since the built environment is the central part of human existence. Aesthetic control is the best managed by collectively coordinating individual decisions to add or change the environment.

1.3Steps of the Thesis

This research was designed in four steps (Figure 1.1). These are Starting Step, Developing Step, Implementation Step and Evaluation Step.

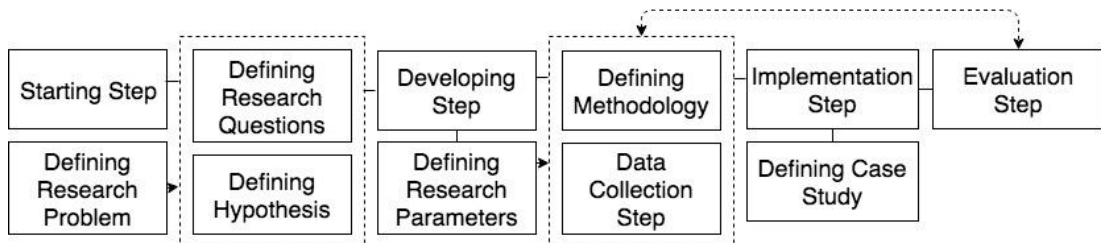


Figure 1.1:Illustration of the research steps.

Solid boxes represent the aim of related step while dashed boxes represent the outcomes envisaged in the stage.

Developing step follows the starting step. This step has been the most important step of the research. In this step, the main methodology of the research has created. This methodology has created according to the research questions and formulated a hypothesis. Parameters that are used in the whole research have emerged in this step. Data collection and literature review are included in this stage. Then the implementation step has started. This step has considered in order to try obtained

results from the developing step. The aim is to confirm the accuracy of the obtained parameters. The last step is an evaluation. This step has involved significant iteration. Obtained results from the research as well as implementation step's results are used to develop step in order to suggest a final output. The loops between different steps of the research explain how previously obtained data is incorporated and used in the whole process of the research. The detailed methodological tools for developing step will be explained in chapter four.

1.4 Scope of the Thesis

Where will be the results of this research among other urban design and planning research?. What is its relation to other urban aesthetic studies?. Answers of these questions represent the scope of the thesis at the same time the importance of the research's subject. Literature review in the urban aesthetic area shows that urban aesthetics is a multidimensional and complicated issue. The subject should be evaluated both formally and symbolically. It requires assessments of individual experience, behavioural patterns, and subjective consideration and meaning at the same time as those of physical characteristics, natural setting, land-use, circulation systems, and built forms. At the same time, while urban planning and design affect the physical health of the human, the city aesthetic affects the human's mental health. But literature reviews demonstrates that aesthetic assessment of the built environments is generally based on the perception and judgment, which are a subjective aspect of the assessment. The scope of this thesis is limited to the only formal aesthetic parameters. Therefore, aesthetic considerations such as matters of taste in environmental aesthetics, biology, personality, adaptation levels, goals, expectations, and the social, economic and cultural circumstances and values that a society brings to the urban area, none of which are defined solely by physical attributes, are excluded from the scope of this thesis. At the same time, newly developed the urban residential areas after the 2000s are taken into consideration in the scope of this thesis.

Chapter one starts by introducing the problem. This chapter also contains the aims, scope and significance of the research. Necessity and importance of the research subject have developed by literature background in chapter two. It addresses to show that there are deficiencies in the literature, specially in aesthetic control management of newly built environments. In order to make a useful starting point for this

research, it gives main definitions and concepts in urban environmental aesthetic and the ways of controlling and investigating urban aesthetic. It provides conceptual background by including components of the aesthetic substance, components of the urban environmental image, different approaches to urban aesthetic and the relationship between humanity aesthetic feeling and the complexity of the urban environment. Additionally, it presents the historical background of aesthetic control management in the urban planning area in American and European Cities, which contains different urban design movements during the 19th century. Also, chapter two presents a system of aesthetic control management and its implementation mechanism in the international scope. Three countries have selected for this chapter. These are The Netherlands, England and The United State. These countries have been selected because of their historical background in the case of aesthetic control management. The Netherlands has been selected as one of the countries, which has developed the laws of aesthetic control. The county's date of the Municipal by-law goes back to the Middle-ages and municipal architects powers had been strictly defined by the 18th century (Jürgenhake, 2011; Vandeweghe, 2011). The origin of aesthetic control in Britain backs to 1909s legislation in the Housing and Town Planning Act. Aesthetic control that re-titled as design control since 1992 (Punter, 1999a), was the main part of the development control system from 1947 in England, when comprehensive planning legislation enacted (Punter, 1999a). Same as these countries the early 1900s of the United States coincided with 'city beautiful' movement, which was the first applied of 'city planning' phrase (Norton, 1967), the mid-twentieth century was the era of the first conceptualized urban design as a self-standing discipline (Linovski and Loukaitou-Sideris, 2012). Aesthetic control management of all these countries has described in four different eras from the beginning of the 20th century until current era.

The same as chapter two, chapter three represents the historical background of aesthetic control management in urban planning in Turkey. This chapter contains last Ottoman until current eras with legal tools of aesthetic control management in these eras. Like international framework in chapter two, aesthetic control management in Turkey has described in four different eras which are, the late 19th century and 1923, between 1923 and 1950, between 1950 and 1980, between 1980 and 2000. At the same time, current era of the country in the case of urban planning and legal tools

have been discussed in four parts. These are reconstruction laws and regulations, special purpose laws, administrative laws and other legal tools. After a comprehensive discussion in urban planning issues of the country, in chapter four the research methodology with the case area have been discussed. This part is the main part of the research in order to reveal the outputs. Three types have been selected for case areas in Istanbul. These are mass-housing areas, single plot or adjacent apartment and mixed settlements. In this part after analysis obtained parameters on the case areas, the outputs have been revealed. The last chapter which is the evaluation and conclusion chapter is another main chapter in order to evaluate outputs. At the same time, a check-list has been suggested in this part.



2. LITERATURE BACKGROUND: AESTHETIC CONTROL AND INTERNATIONAL EXPERIENCE

In this chapter legal framework of aesthetic control management in the international scale will be discussed after literature background in the definition of aesthetic and aesthetic control management in urban planning and design. This will be done in the case of three different countries. The Netherlands, England and The United States have been selected for this chapter.

2.1 Literature Background: Definitions and Concepts

2.1.1 Definition of aesthetic

For the first time, the aesthetic term was introduced by Baumgarten (1750), who is known as the father of modern aesthetic, in his work 'Aesthetica'. Aesthetic is defined as a science involving the senses and cognition in his work (Ahmad Nia and Alpar Altun, 2016). Although 'aesthetic' term has different definitions inside the literature, it does not have a certain definition. Punter (1999, p.85) believes that aesthetic is a complex field. According to him, philosophical deliberations have rarely troubled planners even architects. Aesthetic is often considered as the common sense of taste or art (Wood and Abe, 2011). Sternberg (1991, p.70) defines aesthetic as refers to the beautiful, its creation and its appreciation. While Gombrich (1984), defines it as a balance between order and confusion. He supports the idea in this way, while the order is easy to perceive and remember, deformation and variation can exciting the mind (Isaacs, 2010, p.147). As Teymur (1981, p. 81) has explained, 'aesthetic' is a semantically ubiquitous term. It functions as an adjective to qualify other qualifying terms such as 'quality', 'dimension', 'value', etc. It is invariably a 'positive' adjective. It implies 'good', 'beautiful', 'nice', and not 'bad' or 'ugly' etc. (Teymur, 1981, p.81). Dictionaries defined aesthetic and aesthetics as referring to the appreciation or criticism of the beautiful, the philosophy or science of taste or of the perception of the beautiful (Norton, 1967, p.171). Perception of beauty in the arts as

well as implying extreme and intense feeling such as sublime is used as traditional definitions of aesthetics (Nasar, 1997). On the other hand according to the AmericaHeritage Dictionary aesthetic defined as pertaining to the sense of the beautiful (Isaacs, 2010, p.146). In this case, Kant (1724-1804) describes that it is not an arbitrary incidence that some elements in nature produce pleasure in us and some do not. While this pleasure has regarding be a characteristics of the aesthetic judgment and takes from a beautiful object. According to him although the judgement of taste is based on a subjective principle, it has universal validity. The subjective principle determines what please and what displease us only through feeling- not through concepts (Atalay, 2007). Qualities of visual art are other aspects in definitions of aesthetic. This category consists of balance, shape and form and defined by the Arnheim (1977) (Isaacs, 2010).As a matter of personal taste, not as a science or the product of education is the concept of aesthetic that is conceived academically (Menthe, 2010). Fechner(1876) was who showed scientific aspect of aesthetic over 100 years ago, and believed that aesthetic could be studied scientifically for revealing the attitude of preference. Aesthetic and environmental aesthetic principles gained interest again in the empirical search in the 1960s. This period saw the formation of the International Association for Empirical Aesthetics in 1965, Division 10 of Psychology and the Arts in the American Psychological Association, and a number of early studies in architectural psychology. Results of some of these studies showed that aesthetic preference had commonalities and showed that aesthetics could be quantified (Nasar, 1997). At the same time philosophers, psychologists and geographers think about the aesthetic idea. One of these philosophers is Monroe Beardsley (1915-1985), who tries to explain all aspects of the design such as painting, sculpture, music and film. His idea is about aesthetic experience.He defines aesthetic experience as a direct response to the thing which, is perceived on the part of the perceiver. So he believes that aesthetic experience needs an object or group of objects (Isaacs, 2010).

2.1.2 Definition of urban aesthetic and aesthetic control

‘Will we be live in the uninhabitable cities that, consuming its own resources, squares and green areas have been under the occupation, have forgotten its history with dirty weather and water and buildings are loaded on top of each other; or in the

cities that, there are a harmony and balance in its green and its construction, respectful to its past, sustainable, livable, accessible cities?’ this is the main question of today's cities that produced and consumed urban aesthetic at this point (Candan et al., 2018, p.38). ‘Will we be live in the uninhabitable cities that, consuming its own resources, squares and green areas have been under the occupation, have forgotten its history with dirty weather and water and buildings are loaded on top of each other; or in the cities that, there are a harmony and balance in its green and its construction, respectful to its past, sustainable, livable, accessible cities?’ this is the main question of today's cities that produced and consumed urban aesthetic at this point (Candan et al., 2018, p.38). The urban aesthetic is a subjective consideration beyond quantification (Sternberg, 1991, p.70). In literature, the definitions, research methodologies, and indicators related to urban aesthetics differ according to the research aim from one study to another. Despite this diversity in conceptualization, there is a consensus that urban aesthetics is a multidimensional concept. Pehlivanoglu (2011, p.1) describes urban aesthetics as a complex subject that needs to go beyond the evaluation of a city's physical characteristics and requires the consideration of experiences of an individual as a significant part of urban quality. While some in the literature consider the structure and meaning the basis of urban aesthetics, others also take into account the contributions of the natural setting, land-use, circulation systems, the built form, and people's behavioural patterns. In brief, the defined relationships between buildings and environment, well-structured spatial transitions, and harmony determine the nature of urban aesthetics (Erdoğan, 2006, p.72; Xiangzhan, 2008, p.63; Mowla, 2011, p.169). These parameters have helped planners understand the multidimensional nature of urban aesthetics.

Another point of view belongs to Nasar (1997), who examines the public appearance of buildings in his article. Nasar (1997, p.150) accepted urban design meaning as physical and spatial design. Again two kinds of building characteristic discovered by Nasar (1994, p.382), in the case of urban design aesthetics. The first characteristic is, that just relate to the forms of the structure, which has been called formal aesthetics and the second is that relate to the concern of forms, which is the human reply to the content of forms as symbolic aesthetics. Formal aesthetics includes shape, proportion, rhythm, scale, complexity, colour, illumination, shadowing, order, hierarchy, spatial relations, incongruity, ambiguity, surprise and novelty. The

symbolic aesthetics is related to the human experience building exteriors by way of content variables, that these variables are not defined solely by physical characteristics of the buildings. The individual's internal representation of the building and meaning which united with that representation and building, reflect through the variables of these content (Nasar, 1994). In the case of the architectural design of the buildings, according to Gomeshi and Mohd Jusan (2013), a number of architectural variables or characters such as building design, spatial configuration, materials, clarification and pigmentation may express symbolic meaning (Gomeshi and Mohd Jusan, 2013). Shapes, colours and spatial arrangements of the built environment caused aesthetic reactions and since there are differences between these elements so, aesthetic response to the built environment is difficult to explain (Gomeshi and Mohd Jusan, 2013, p.953). Personalization of facades and open spaces, quality of materials and workmanship, cleanliness and maintenance of collective open spaces, and reliability in how dwelling units are built across a specific area could be caused positive external aesthetic assessment of the buildings. At the same time according to Gomeshi and Mohd Jusan (2013), architects and non-architects would judge buildings differently. They supported their theory with an example from Nasar (1990). According to this example, the preference of six styles of houses based on education, occupation and age or gender are differences. This study identified differences in interpreting and appreciating buildings between both groups. These differences are among the techniques used to conceptualize them at the same time there could be emotional reactions generated in both groups, for example in their preferred architectural style (Gomeshi and Mohd Jusan, 2013).

On the other hand, Gravin and Leroy (2012, p.6) have discussed in their article 'The law of aesthetic controls' that, in recent years aesthetic controls for preservation or enhancement of the visual environment may promote the general welfare. But the unique terms that are incorporating into aesthetic control by design professionals, can be easily misunderstood and would not have been clear by the general public. Such terms include physical continuity, design harmony, unique character, environmental theme, articulation, modulation, rhythm, and human scale. At the same time, two concepts in the scope of architectural design guidelines have been described in the article. These concepts are, 'look-alike' and 'look different'. 'Look-alike' is defined for the conditions that, the community wants to maintain the existing character of the

area for newly built constructions, for example, infill construction situations. While 'look different' guidelines are used for new residential constructions in order to prevent rows of identical homes and streets with identical views. The aim is preventing monotonous developments (Gravin and Leroy, 2012). Above the concerns of look alike and look different, using urban design guidelines has developed rapidly in the last 10 to 15 years (Gravin and Leroy, 2012, p.8). According to another working about regulating the aesthetics of urban built environment, whether a building is pleasing, charming, agreeable, speaks well is harmonious, coherently (Beer, 2014, p.283) articulates an idea and so on would be called good design in an aesthetic sense (Beer, 2014, p.283).

At the same time, it has been developed to evaluate the aesthetics of the built environment in terms of social environmental impact potentials. These are, morally improved visual design, express civil or national identity, or contribute to psychological well-being (Beer, 2014, p.283). The most impressive acceptance can be seen on King's article in 1997. He has divided aesthetic concern into two issues. These are an aesthetic concern by referring only to architectural values and, urban aesthetics. He has discussed that in architectural aesthetics, physical qualities of the buildings and the qualities of the spaces bounded by them are considered. While in urban aesthetics a much wider range of values, conditions and criteria are considered in order to understand how they influence our perception of the city. These values, conditions, and criteria may not be visual themselves, but they have an impact, nevertheless, on how we perceive the city. He has reinforced his explanation with examples such as economic conditions (economic values), environmental and traffic conditions with polluted streets can play an important role in our aesthetic perceptions. According to him, the most important conditions are cultural and social values that a society or community brings to the urban area. For this idea, he gives an example of the values that underlie a suburb in the United States and Italy. In these examples speculation that, forms the both country's economic values, is similar. In the U.S by buying the land and subdividing it into single-family plots and in Italy by condominium units and construction residence on it usually in the cheapest way. In the case of aesthetic qualities in both cases, the large numbers of more similar looking buildings can be seen within an area. Vice Versa in some areas of U.S the suburbs take a very specific form which, cultural and social values associated with

open space, land, individualism, privacy and the free use of automobiles (King, 1997, p. 24). In the case of new developing areas, which are the scope of this thesis, with respect to their historical development, Forsyth and Crewe (2009, p.416) mentioned three approaches that are, modernism, new urbanism and imageability (Figure 2.1). Modernism is a forward-looking for searching contemporary styles for both urban development and architecture such as new forms and new techniques.

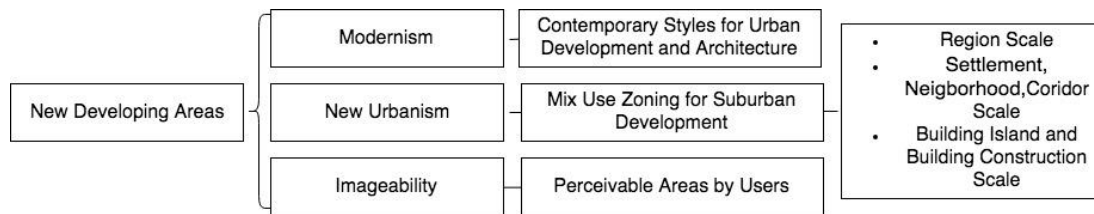


Figure 2.1: New developing areas.

NewUrbanism is the contemporary approach that raised on low-density suburban development and urban sprawl for more dense development as well as mixed uses zoning and so on (Forsyth and Crewe, 2009, p.416). According to Özdemir and Zeren Gülersoy (2006), this movement, which emerged in the late 1980s and early 1990s, can be defined as taking an example of traditional settlements because of its design rules. Aims of the approach are reorganizing of sprawl areas as real neighbourhood units and various neighbourhoods, protection of natural environments and cultural heritage (Özdemir and Zeren Gülersoy, 2006, p.210). The public policies of the New Urbanism movement are; the use of diversity in neighbourhoods and population, arranging of the settlements for pedestrians as well as for cars, the identification of physical structures, public spaces and public institutions of cities and towns, shaping urban spaces by architectural and landscape design and knowing the values of local history, climate, ecology and building practices (Özdemir and Zeren Gülersoy, 2006, p.211). New Urbanism movement has arranged cities in three scales as 1) region, 2) Settlement, neighbourhood, corridor, 3) street, building an island and building construction (Özdemir and Zeren Gülersoy, 2006, p.211). According to imageability or legibility, which is based on the ‘Image of the City’ of Lynch (1960, p.46) a good city form is required to be legible, perceivable by users or imageability that associated a perceptible well-built image. In this case, Lynch (1960) described the other dimensions of imageability such as social, functional, historical features. Madanipour (1996, p.101) believes the visual quality of urban design as one part of the spatial qualities. In this step, there should be

criteria for implemented to selected case studies for evaluating urban visual or spatial qualities and environmental aesthetic. Aesthetics, as described in the previous paragraphs, refer to the beautiful, its creation and its appreciation (Sternberg, 1991, p.70). While Onaran (1995, p.24) compared different aesthetic theory approaches. According to him, there is the subjective approach, which claims that environmental aesthetic is a matter of taste. This approaches related to the individual's choice. The objective approaches, which sees nature as an object of beauty. According to these approaches, the aesthetic experiences of people's from their surroundings cannot be independent of meaning and attachments of the surrounding environments (Onaran, 1995, p.24). At the same time aesthetic substance, depends on the aesthetic subject, aesthetic object and aesthetic value (Pehlivanoğlu, 2011) (Figure 2.2). In this case, the object refers to the city's natural environment, space mass, surfaces and silhouettes. Moreover, the relations of size, shape, position, distance and direction between objects also affect the aesthetic values of urban space (Pehlivanoğlu, 2011, p.11).

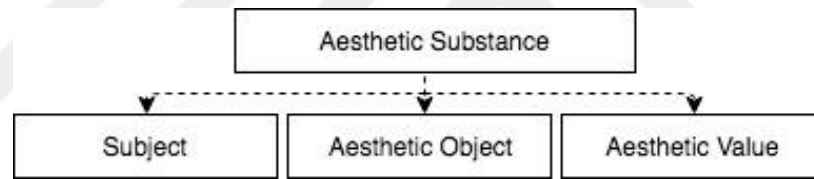


Figure 2.2: Components of the aesthetic substance.

The aesthetic value of a city has a complex meaning including multi-faceted relations within the city (Pehlivanoğlu, 2011). Because the 'aesthetic value' has different definitions such as, the relationship between advantages, essential basis for choosing, significant part of the performance, the dimension of an operation, the characteristics of the object or social science phenomenon, which are important accordance to society and class and humanity, the quality of the designer in order to satisfying the needs of the users (Şen, 2004). According to these definitions, the aesthetic value carries benefit, importance and dimension depending on the society and class and people of the community. On the other hand, aesthetic control for planners or land developers is different regulations about the external appearances of uses and structures (Norton, 1967, p.171). Again according to Norton (1967) external appearances are determined by functional and structural requirements. Kevin Lynch believes that in designing the object aesthetic qualities and appearance of it are not

final touching because the fundamental considerations exist while designing (as cited in Mokhtar, 2007). Considering the urban aesthetic as a complicated subject which needs evaluating the city beyond its physical characteristics in the case of individual experiences were the idea of Pehlivanoglu (2011, p.1). He believes individual experiences as a significant part of urban quality (Pehlivanoglu, 2011). Urban environmental aesthetic recently has led its connection with the aesthetics of everyday life (Thibaud, 2010). Urban environmental aesthetics have contributed to two perspectives, the first is cognitive with emphasis on the various information involved in the environmental experience, and the second is sensory and more closely linked to the immediate, effective and multi-sensory nature of such experience (Thibaud, 2010). General acceptance about aesthetic sensitivity was its relation with the characteristic of the individual and the personality variables. These variables were about cognitive independence and openness (Porteous, 1996, p.134). According to Thibaud (2010, p.7) cognitive perspective of environmental aesthetic is focused on the role of cognitive frameworks in aesthetic appreciation of the environment and on the importance of scientific knowledge and cultural traditions, while the sensory perspective has a tendency to highlight the contextual character of any aesthetic experience, on the immersion of the perceiving subject within the surrounding world in which he or she is involved. Likewise, Nasar (1998) describes the evaluating urban environmental image as depending on the person's biology, personality, socio-cultural experience, adaptation levels, goals, expectations and internal and external factors. So, since peoples are unique with different senses as well as the needs and requirements that give shape, meaning and function to the place, their identities, perceptions and images from the place are different. Lynch (as cited in Xianghan, 2008) has three components in the environmental image. These are the identity and structure that constitute the physical image. As well as the meaning that signifies perception (Figure 2.3). According to Lynch (1960), an object is described as an identity which is a distinctive, separable without equivalent to other objects, individual and unique entity (Arbak, 2005, p.12). According to Xianghan (2008), an urban image is an object of urban aesthetic. At the same time, Lynch (1960) described 'physical legibility' in the urban spaces. According to him 'physical Legibility' is something that gives emotional security and establishes the harmonious relationship between the environment and the object with better orientation. As well as he believes in the importance of the concept for a beautiful

city and clear image (Arbak, 2005, p.9).

According to Tankut (1996, p.50) beside physical features, architectural structure and the production way of the city reflection of lifestyle is important in the identity issue of the city.

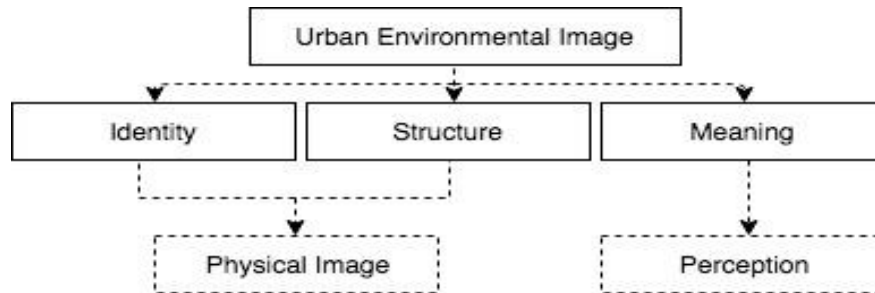


Figure 2.3: Components of the urban environmental image according to Lynch's definition.

This issue described by Lozano (1990) as, buildings and spaces that are the translation of the social structure, lifestyle and values of the community, which they live and evolve. As well as the physical characteristics of a community is the society's one of the dominant cultural expressions. While according to Relph (1976) physical setting, activities and meanings can be adjusted to the variables of urban space. The aesthetics of the urban environment may seem to be a subjective method for evaluating the urban world in the context of science and quantitative analysis (Sternberg, 1991, p.71). Discussing urban aesthetic is not just about the form, but the result of the relationship between meaning and form (Pehlivanoğlu 2011, p.10) or as Lozano (1990) described the interaction between physical setting and the meaning. According to Sternberg (1991) recognize the egos of the decision-makers, the time context, and levels of culture and technology, materials used and the social costs are necessary for analyzing the urban aesthetic. At the same time, the urban morphology involved necessary components. The components of the physical setting constitute with the spatial characteristics, street layouts, blocks and buildings, parks, gardens and form of the settlements. Besides these components, the architectural structure and typology in the third dimension of the city are other components of the physical setting (Arbak, 2005, p.18). While Mokhtar (2007, p.89) explains that sameness and unvarying tone, long vistas, the lack of tension and rhythmic continuity in the built environment cause monotonous of the urban environment. So according to these paragraphs, a good city with its structure and identity or physical settings with their meanings should be imageability and perceivable by users which is an object of

urban aesthetic. The socio-cultural and historical values of the city's people can change the meaning of a city. Therefore, the importance of education cannot be ignored in order to increase the awareness of society on historical values and city heritage (Arbak, 2005, p.24). Brief definitions of perception, as well as environmental perception and identity, are given here. Perception is an information gathering process whereby the individual orders the environment according to preconceived notions or goals (Mokhtar, 2007, p.16). While environmental perception or cognition can be defined as the way of understanding, structuring and learning the environment by people. Interaction with the environment, which is achieved through visual experience and evaluation of the environment means as environmental or spatial perception (Mokhtar, 2007). According to Murp (2001, p.16), spatial perception is associated with environmental psychology. Murp (2001) believes that there are at least two filters between the real world and the perceived world. The cultural image from the surrounding culture and the personal image from within are these filters (Murp, 2001, p.53). In other words, what kind of environment depends on the social and cultural factors, which learnt throughout the life of the people. So, the aesthetic of the city cannot be detached from life and isolated (Lynch, 1984). While Mokhtar (2007, p.47) describes the system of perception, includes aesthetic of the environment based on principles in the relationship between an object with the others and the dominance of the whole over its parts. In other words, the aesthetic content of the area can be evaluated with distinguished between a description of its aesthetic character and an evaluation of its aesthetic quality (Taylor, 2009). At the same time, Taylor (2009) believes the subjectivity sense in aesthetic judgements depends on the persons that make it for the object's validation. But according to him subjective judgements of the aesthetic don't follow the subjective judgements of the people about the aesthetic quality of the place (Taylor, 2009, p.201). In the case of identity, which is a basic feature of a person's experience of the place, is the influence and influenced by their experiences (Relph, 1976, p.45). According to Arbak (2005, p.8), perceived impacts of people about urban patterns can be de described as the urban identity. Since experiences, emotions, memory, imagination, present situation, and intention can be so variable, so the place identity by the different groups and communities with different interest and knowledge can be different too (Arbak, 2005, p.8). Ghomeshi and Mohd Jusan (2013, p.953) in their article explain two major approaches for reaching to the aesthetics. These approaches

are empirical and philosophical. The first is considered vital because it tries to recognize, what and why to give pleasure to people and methods of perception and cognition. So, investigate approaches to environmental aesthetic for appreciating of better perception in aesthetic response, is essential. In this case, there are some approaches to investigating urban and environmental aesthetics. According to Alcock (1993, as cited in Pehlivanoğlu, 2011), there are four different levels for investigating urban aesthetics. These are the aesthetics of proportions, aesthetics of the plan, artistic aesthetics and social aesthetics (as cited in Pehlivanoğlu, 2011, p.17). Definition of these levels are as follows, the reaction of the viewers to the visual stimulatory aspects in high aesthetic quality calls as aesthetic proportion, while aesthetics of the plan is related to the objective value of geometrical arrangements of forms such as geometrical hierarchies. While artistic aesthetics are based on the abstract expression of ideas with the help of urban design, social aesthetics are related to the subjective experience of space (Figure 2.4) (Pehlivanoğlu, 2011, p.17).

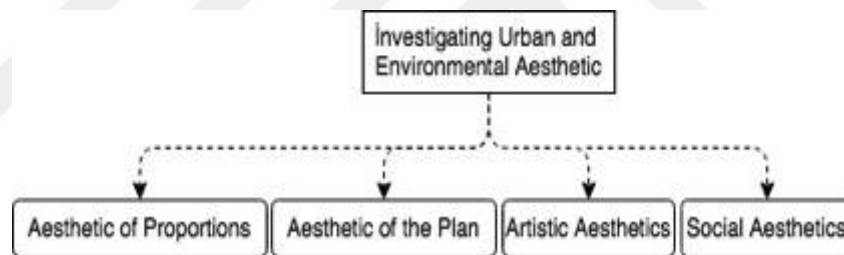


Figure 2.4: Four different levels for investigating urban aesthetics According to Alcock (1993).

According to Porteous (1996, p.35), there are four different approaches to the environmental aesthetic. These are, humanists, experimentalists, activists and planners. Definition of these approaches summarized as follows; humanist approach concerned with human nature, landscape and the interaction between human nature and landscape with attention on human values. the interest of cultural roots in aesthetic behaviour caused a strong supporting of Humanists toward the past (Porteous, 1996, p.65). Experimentalists are equally dependent upon observation and interpretation (Porteous, 1996, p.130). They focus on the effects of factors such as social variables and personality on environmental preferences (Pehlivanoğlu, 2011, p.19). Besides the complexity and mystery as some aspects of environmental variables; culture, social variables and personality as characteristics of persons who

interact with the environment, both are environmental variables that Experimentalists are interested in (Figure 2.5) (Porteous, 1996, p.130). In the perspective of experimentalists, two distinct approaches have been identified by Porteous (1996, p.137). These approaches focus on the characteristics of the environment and address our aesthetic sense. Berlyne-Wohlwill's approach based on and trying to determinethe nature of collative variables. The approach of Kaplan is to develop a model of environmental preference.

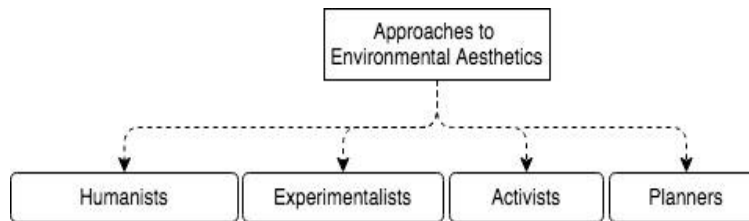


Figure 2.5: Four different approaches to urban aesthetics according to Porteous (1996).

Different opinions about the role of arousal and cognition are base of the Berlyne-Wohlwill's approach and Kaplan's approach. Perception and arousal clarify by the first approach. The second approach clarifies cognitive, the importance of information instead of arousal and be involved and make sense (Pehlivanoğlu, 2011, p.19). The collative variables include complexity, diversity, novelty, coherence, surprising-ness, puzzling-ness, ambiguity, incongruity, incompatibility, and a host of others of lesser importance (Porteous, 1996, p.139). Similar to Berlyne's collative variables, Kaplan (1975, as cited in Pehlivanoğlu, 2011) suggests six main variables, which affect preference. These are mystery, complexity, coherence, texture, spaciousness, and identifiability (as cited in Pehlivanoğlu, 2011, p.19). The importance of complexity has been stressed by the aestheticians and designers. Coherent and ambiguity was the basis of this importance. In the literature, social sciences and architecture there is an emphasis on the importance of complex ambiguity (Porteous, 1996, p.139). Regrettably, the results of the experimentalist are ambiguous themselves on the scores of both complexity and ambiguity (Porteous, 1996, p.139). These variables consider for evaluating aesthetic in selecting cases in accordance to survey study in the scope of the thesis. Because according to Murp (2001, p.191, p.151) social aspects directing the physical urban design. Because social concerns are reflected in design guideline or maybe low socio-economic status

have a little access to the political power in the city. This causes, not represented their interests in the urban area. Thus has no influence in the decision of urban elite or against forced eviction. Burchard (2015) has a different opinion about aesthetics in urban areas. According to him the city's character composed of many factors such as smells, noises, taste, sights as well as unseen history. All these factors show that the city is not just architecture issue alone. Ahmad Nia et al. (2017) evaluated the aesthetic characteristics of urban spaces from a morphological point of view. In this study, urban aesthetics was quantified through a consideration of the chronological development of urban expansion through a city's history (Ahmad Nia et al, 2017, p.15). The study selected four neighbourhoods from different periods of urban growth in a city, using both subjective and physical parameters in evaluating urban aesthetics. According to this research, the person's aesthetic perception of an urban environment changes along with their aesthetic values and characteristics (Ahmad Nia et al, 2017). In addition, the aesthetic perception of the environment also changed by morphological changes in urban areas (Ahmad Nia et al, 2017, p.1). According to this research in order to creation satisfactory conditions in terms of the aesthetic quality of urban spaces, there is an optimum point in the configuration of urban spaces. This optimum zone affects the aesthetic quality of urban space based on human perception (Figure 2.6) (Ahmad Nia et al, 2017, p.4).

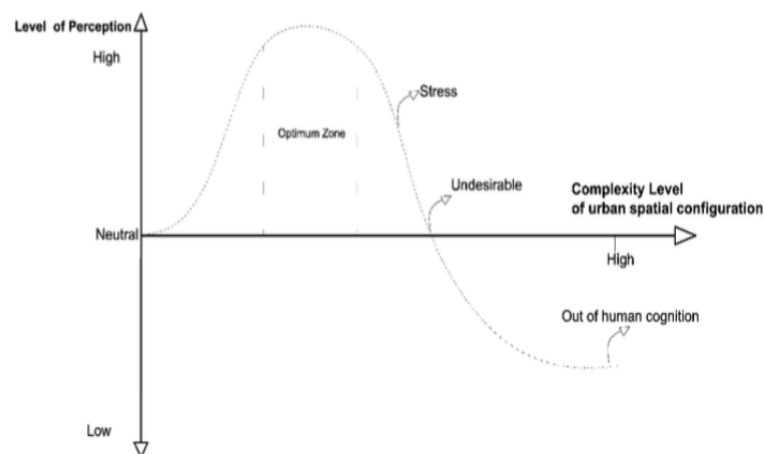


Figure 2.6: The relation between human aesthetic perception and the complexity of urban environment (Ahmad Nia et al, 2017, p.4).

Another study (Gjerde, 2017) evaluated the visual aesthetic perceptions of urban streetscapes using surveys conducted with the public and design and planning professionals. Some studies related to urban aesthetics have focused on the aesthetics

of the urban landscape. Sahraoui et al. (2016) examined aesthetic judgements of landscapes using a set of landscape visibility metrics as spatial data in their survey research. In another study (Chen et al, 2009), the aesthetic quality of urban green space was evaluated using quantitative holistic evaluation techniques. Results for comprehensively evaluating the aesthetic quality of urban green spaces have been present in the research. At the same time, it suggests a simulation assessment approach in the case of estimating near view scenic beauty (Chen et al, 2009, p.76). Cats-Baril and Gibson (1987) evaluated landscape aesthetics using experts in designing areas. While the concept of this thesis is about new developing residential areas, Cullingworth (1991, p.405) has described in his article that, the aesthetic issue in residential areas is more related to harmony. In other words, it depends on harmony between new and existing developments. According to him, the most popular design control is the clause of 'no excessive difference'. This means new buildings must reflect the existing character of the area, or be sensitive to the existing architecture. At the same time, the concept of harmony in his article has been described as the similarity between the buildings. This similarity of design encourages the trend towards specific standards, including setting specific architectural styles, rather than encouraging innovative solutions from designers (Cullingworth, 1991, p.407). Also, in attempting to ensure legality design controls tend to emphasize details while general acceptance is about not detail aspects of design guidelines. They should serve as a check-list rather than as a set of precepts to be followed (Cullingworth, 1991, p.407). Norton (1967, p.172) called bulk zoning as an aesthetic element. While the bulk zoning is the regulation of the size, shape and placement of buildings on the land (Norton, 1967, p.173). According to Montgomery (1998, p.107), since there are no rules concerning the relationship between building heights and streets widths, in order to allowance for natural light and ventilation, higher buildings tend to require wider streets (Montgomery, 1998). Norton (1967, p.187) believes that there are three options for exercising of aesthetic control in the cities. Drafting and justify regulations in traditional safety and health terms is the easiest one. Recently preservation of property values is an acceptable basis for aesthetic control, which is favourable consideration by the courts. And the third is acceptance of expending police power for aesthetics as a legitimate concern of the community. Some of these literature researches about urban environmental aesthetics are summarized in Table 2.1. According to the literature evaluating of urban aesthetic

depends on urban quality is multidimensional and complex subject and have wider terms in social, psychological, cultural and physical dimensions. The literature review thus demonstrates that the aesthetic assessment of built environments is generally based on the perception and judgment of different aspects of the urban environment. These also can be divided into two patterns such as subjective and objective. The subject can be evaluated both formally and symbolically, requiring assessments of individual experience, behavioural patterns, and subjective consideration and meaning at the same time as those of physical characteristics, natural setting, land-use, circulation systems, and built forms. And while aspects as wide-ranging as the aesthetics of residential façades, streetscapes, public space, landscapes, or urban green spaces have been evaluated, the aims of the studies are generally the same. Since the aim of the thesis is to examine urban aesthetics in a way that can be incorporated into urban laws and regulations, only the formal aesthetic parameters are taken into consideration, as legal sources require the inclusion of more concrete parameters. Physical patterns of the cities included buildings, spaces and streets or public realm. These are architectural forms, scale, landmarks, vista, meeting places, open spaces, greening (Montgomery, 1998), planting, urban furniture and so on. This acceptance use in this thesis parameter for evaluating aesthetic control in urban areas. Therefore, aesthetic considerations such as matters of taste in environmental aesthetics, biology, personality, adaptation levels, goals, expectations, and the social, economic and cultural circumstances and values that a society brings to the urban area, none of which are defined solely by physical attributes, are excluded from the scope of this thesis.

Table 2.1: Summary of the literature review for the aesthetic assessment of built environments (Rezafar and Turk, 2018).

Authors	Aim of the Research	Methodology
Ahmad Nia et al., 2017	Evaluation of the aesthetic characteristics of urban spaces	Selection of four different neighborhoods from different periods of urban growth in a city
Celik and Aciksoz, 2017	Ensuring of sustainability in urban aesthetics	Urban design guidelines
Gjerde, 2017	Evaluation of visual aesthetic perception and judgement of urban streetscapes	Survey of lay public and design and planning professionals
Husukic and Zejnilovic, 2017	Discussion of environmental aesthetics in present-day Sarajevo (the case of a post-war city)	Broad range of theoretical discussions on the changes in aesthetic quality of the urban space
Sahraoui et al., 2016	Judgment of landscape aesthetics	Set of landscape visibility metrics used as spatial data in survey research
Crippen, 2016	Assessment of the pre-reflective, aesthetic, and political aspects of urban design	Evaluation of writing on aesthetics and cities, taking a cue from pragmatists in particular

Table 2.1 (continued): Summary of the literature review for the aesthetic assessment of built environments (Rezafar and Turk, 2018).

Authors	Aim of the Research	Methodology
Sleegers and Brabec, 2014	Assessment of the visual quality of linear infiltration systems along urban streets	Expert-based evaluative methods
Verdi, 2014	Assessment of the role of architecture and art in creating sustainable cities	Use of methods of ecology of culture and ideas to find sustainability solutions in literature
Beer, 2014	Regulating the aesthetics of urban built environment	Definition of good design in aesthetic sense
Gomesi and Mohd Jusan, 2013	Investigation of the different aesthetic preferences of architects and non-architects in residential facade designs	Quantitative survey methods
Gravin and Leroy, 2012	Law of aesthetic control	The relationship between visual environment and general welfare
Azizul Mowla, 2011	Establishment of parameters and methods for aesthetically evaluating urban environments	Literature review of urban aesthetics
Pehlivanoglu, 2011	Evaluation of perception regarding the aesthetics of urban public space	Consideration of the relationship between aesthetic subject, object and value
Thibaud, 2010	Examining the city through the sense	Evaluation of urban environmental aesthetic
Chen et al., 2009	Assessment of the aesthetic quality of urban green space	Quantitative holistic evaluation techniques
Xianghan, 2008	Urban aesthetics in cross cultural perspective	Describing urban environmental image
Mokhtar, 2007	Presentation of a visual approach to the urban environment	Criticism of modern monotonous urban environments without aesthetic qualities through a comparative study
Dimitrovska Andrews and Butina Watson, 2001	Proposal of the basic principles of good urban form at three levels of planning and design	Assessment of the competition projects in the selection of a factory area in a city centre (1995-1999)
Sen, 2004	About perception issues in public realm	Definition of aesthetic values
Nasar, 1998	Evaluating image of the city	Evaluating urban environmental image
Nasar, 1997	Assessment of new developments in aesthetics for urban design	Historiometric inquiry and aesthetic programming methods
King, 1997	Conservation planning and aesthetic	Defines aesthetic concerns in two issues, architectural values and, the urban aesthetics
Madanipour, 1996	Assessment of the relationship between visual quality and spatial quality in urban design	Consideration of urban design as a social-spatial process
Nasar, 1994	Assessment of urban design aesthetics	Presentation of two kinds of building features through formal and symbolic aesthetics
Strenberg, 1991	Assessment of urban aesthetics through a comparative perspective	Subjective methods in the aesthetics of the urban milieu
Cats-Baril and Gibson, 1987	Evaluation of landscape aesthetics	Use of experts in designing areas for the creation of a model in evaluating aesthetics
Lynch, 1984	Good city form	Aesthetic in the cities
Teymur, 1981	Questioning of the essence of the aesthetic in urban design and architecture	Emphasis of the definition and description of aesthetics itself

2.2 Historical Background of Aesthetic Control Management in Urban Planning

Aesthetic control management in the case of urban planning has no longer places inside the urban laws and regulations. Rejecting of traditional design themes from large-scale city plans with the goal of grid plans which requiring minimum governmental payment was the feature of the early 19th century. Since great industrial cities emerged with industrial revolution around the same time, the lack of the state-centered political system appeared. In this case zoning ordinance was the primary tool to control aesthetic character of development (Raker, 1999). Promoting aesthetic values in land use and development by using of the police power was not enforced until recently (Ziegler, 1985; Garvin and LeRoy, 2003). Aesthetic concern in urban planning had different aspects in American and European cities. On the one hand the concept of aesthetic began to be concerned in the urban planning systems, while on the other hand variety of urban design movements emerged with the purpose of saving the city's quality against adverse impacts of industrialization.

Changing the planning practice in the European cities started at the end of the nineteenth century. The scope of this change was from opening streets or regulation of the plans to the artistic principles of design in the cities (Hastaoglou Martinidis, 2011). This changes emerged in different countries with different terms in the same scope such as civic art, art public and arte publica. With these terms, the concern of architects and urban planners about the aesthetic dimension of the cities revealed (Hastaoglou Martinidis, 2011). Camillo Sitte's Picturesque approach (Karakaya, 2010) in city planning and design in the late 19th century was one of the most popular representatives in this case. Camillo Sitte's Picturesque approach was representatives of Culturalist Model (Karakaya, 2010, p.44).

'Then there is the "aesthetical consideration." the legacy of Camillo Sitte, of closed building, dead-end streets sometimes with an "accent at the end, an extremely effective way to take away the last little bit of cheerfulness from such a neighbourhood by means of a false intimacy which changes our most recently built districts into stuffy beguinages; we will not speak about the endless muddling in groundplans in order to obtain some light in the inner corners of the "closed" building blocks (once more, closed because of aesthetics) (Almy, 1999, p.217).'

The preceding paragraph represents Camillo Sitte's aesthetic dimension. The main attribute of Camillo Sitte was returning of town planning. In this case, it tried to

return it from engineers to architects (Hastaoglu Martinidis, 2011) and believed that, by turning back to the middle age or feudal cities and organic developments, the cities been more beautiful and aesthetic. Because Sitte thought 19th century's cities were monotone and non-artistic (Tekeli, 2010, p.35) and system of planning cities which involved strict grids and large blocks 'force art into silence' (King, 1997). So he suggested organic development for creating artistic soul (Karakaya, 2010). According to Sitte, town planning was not just a technical problem, it was also an aesthetic problem (Hastaoglu Martinidis, 2011). Sitte tried to organize the spaces psychologically satisfying that created by artistic heritage of the past (Hastaoglu Martinidis, 2011). Sitte was not interested in looking at large networks of road systems (King, 1997). Sitte interested in the Haussmann's linear lines and boulevards. He suggested large urban squares with sculptures in the middle of them, while the squares would pertain pedestrians. He believed in determining traffic circulation by topographic elements. He preferred gardens for apartments and housing districts instead of big open parks (Karakaya, 2010). At the same time, he conceived the city just as the production of three-dimensional relations that were between public spaces (Figure 2.7) (Hastaoglu Martinidis, 2011). This approach tried to 'humanizing' the cities (Karakaya, 2010) by turning back to the organic growth form of the cities (Tekeli, 2010) which were comprehensible to a person moving through the squares and streets (King, 1997). This situation in planning principals, which was transferred from classical planning to artistic planning took until the second decade of the 20th century.

Garden City was another urban planning movement by Ebenezer Howard that had the utopist traces (Karakaya, 2010) in the late 19th century. This concept included self-contained and self-sufficient communities surrounded by green belts (Bahrainy and Bakhtiar, 2016). Unity and symmetry were two main principles of this movement at the micro-scale (Bahrainy and Bakhtiar, 2016). According to Howard's opinion the size of the cities must be controlled consciously (Tekeli, 2010).



Figure 2.7: Camillo Sitte and the organization of public buildings around the squares. (Ahmad Nia and Suleiman, 2018, p.70).

This movement tried to solve the problems of the cities by creating compact urban centers and new life between urban and rural style by taking supremacy from each other, surrounded cities by permanent agricultural belt, parks, gardens and farms at the same time by considering social issues (Figure 2.8) (Tekeli, 2010; Karakaya, 2010).

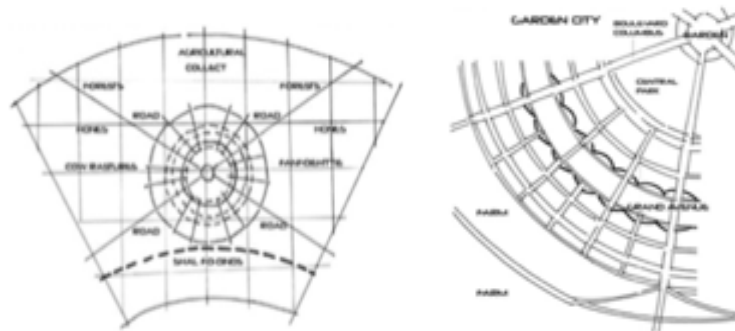


Figure 2.8:Howard’s diagram of the Garden City (Bahrainy and Bakhtiar, 2016, p.13).

Cité Industriel by Tony Garnier was another progressive urban planning movement with the main objective of integration of home and garden. However, Tony Garnier's industrial city was a synthesis model of Beaux-arts with its classicist tendency and the utopist socialist movement (Karakaya, 2010, p.49). This movement suggested geometric and symmetric forms by classical and monumental architectural forms and orthogonal street networks. Unlike Europe, in American cities, the concern for aesthetic did not start with the city beautiful era (Talen and Ellis, 2007). In order to

improve the deteriorating conditions of American industrialized cities, Park movement in the 19th century was created. The movement was founded by Frederick Olmsted in United State. The aim of this movement was creating of the relationship between man and nature. Organic forms and design, rather than geometrical shapes, natural green spaces and lakes were among this design principle of this movement (Figure 2.9) (Bahrainy and Bakhtiar, 2016).



Figure 2.9: The experience of the Park Movement, Central Park in New York (Bahrainy and Bakhtiar, 2016, p.13).

In the United States, aesthetic issues were met with much scepticism by the courts and considered as a luxury than a necessity. So aesthetic issues have not had any places in state courts in order to have the legitimate role in the regulation of land use and development in traditional zoning system. Land use and development regulations solely based on aesthetic didn't have any standards and authoritative criteria. In the opinion of that period since aesthetics were not as important as public health, safety, general welfare and preventing harm so they could not be as an aspect of zoning regulations. In addition, aesthetics was viewed as too subjective to be the basis of the current regulation: 'if aesthetic concerns were allowed to govern the use of the police power, the world would be a permanent seesaw' (Garvin and Leroy, 2003, p.4). This period was called 'The Early Period', which was in the early 1900s (Ziegler, 1985). Before this period in the traditional sense, property owners were free to use, enjoy and dispose of their property. Zoning laws and regulations changed this freedom and curtailed it. Traditional zoning regulations legislate and manage possible uses, area requirements, building height, light and air access, open space and like these (Regan, 1990, p.1013). The most popular city design movement in the United State was Daniel Burnham's City Beautiful Movement, which coincided with this era. This movement motivated by L'Ecole de Beaux Arts (Figure 2.10) (Tekeli, 2010). Based

on Daniel Burnham's through large-scale, rational planning initiatives were imperative if American cities wanted to create a better urban environment for all of their citizens (Klein, 2016). The aesthetic direction of the movement can be summarized in more overall attention to a healthy, functional and beautiful city (King, 1997).

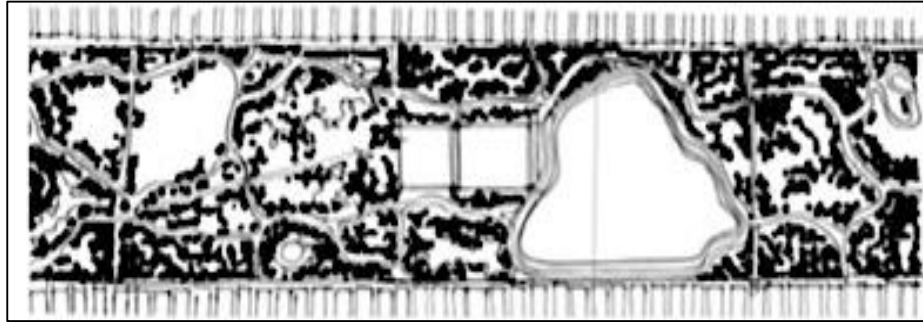


Figure 2.10: Scheme of the city beautiful movement (Bahrainy and Bakhtiar, 2016, p.13).

The belief of this movement was that cities could indeed be made beautiful by public action (Beer, 2014). This movement was a product of the Progressive era in American History (Beer, 2014). The main argument of its proponents was that beauty and utility were not mutually exclusive, and both of them should seek to achieve within the built (Beer, 2014) environment by public policy (Beer, 2014). In order to provide romantic and beauty features for cities, monumental squares with architectural value, parks, civic buildings and pools were constructed in the context of this movement and lined with neoclassical public buildings (Tekeli, 2010, p.34; Beer, 2014). This movement was regarding city centre as the dominant urban design element, physical and cultural centre of the city, connecting all city roads to the centre in order to create unified and centralized structure, geometrical forms and order (Bahrainy and Bakhtiar, 2016, p.14). In this movement-wide tree-lined boulevards were not only beautiful but also facilitate traffic and allow more light and air in their adjacent buildings that cause functional component in the aesthetic sense (King, 1997, p.20). The movement brought new administrative arrangements like municipal art commissions (Beer, 2014) to guide the development of cities across the United States (Beer, 2014). Actually, these design principles influenced city development throughout the 20th century (Bahrainy and Bakhtiar, 2016, p.14).

Over time the communities enacted regulations that combined aesthetic goals with

health, safety, morals or general welfare objectives (Regan, 1990). The beginning of this period was in the 1930s while urban planning laws and regulations started to change and a few jurisdictions moved to accept aesthetic regulations. Protection of property values, public health, promotion of tourism and traffic were among the reasons that caused acceptance of aesthetic regulations even if as an adjunct to another, more traditional police power justifications (Garvin and Leroy, 2003). Protection of property values was the most popular non-aesthetic justification in this period, which was called 'The Middle or Transition Period' (Ziegler, 1985). According to this period, municipalities could consider aesthetic factors in zoning regulations, only if they linked with considerations of property values (Garvin and Leroy, 2003). Aesthetic concerns played an important role in American urban planning up until the second half of the 20th century (Talen and Ellis, 2007). Talen and Ellis (2007) commented this concern as an artistic dimension in planning that was explored in key texts by city planners (Talen and Ellis, 2007).

Parallel to this, in 1956, the term of urban design, which was used for the first time by the Urban Design Committee at the 1920s established in the United States, developed conceptually and scientifically (Adilhan and Ünverdi, 2018).

The last period in the United State aesthetic regulations in the case of urban planning was 'Modern Period'. Considering purely aesthetic values by using lawfully police power was called as 'Modern Period'. This period coincided with the environmental movements of the 1960s and the 1970s. These movements opened the way of new generation of land use controls enactment. The main feature of these controls was the management of aesthetic values (Ziegler, 1985). At the same time, this period coincided with the first wave of appearance codes and historic preservation codes. The aims of these codes was a reaction to the destruction of ancient buildings that it took two decades. These buildings replaced with second-rate structures that were erected very quickly in the 1970s. These codes were restrictive and mainly were comprised of materials and colours of the building's facade (Raker, 1999). The goal of ensuring an aesthetically and culturally pleasing environment at the forefront of the public policy governing land use development was in the regulatory programs at different levels (Ziegler, 1985). Taking junkyards outside of a municipality in order to hide from the view of motorists by the fence of at least six feet height was among

these aesthetic applications (Ziegler, 1985). Variety forms of aesthetic regulation have enacted by public officials and have upheld by the courts recently. The fences, the park of recreational vehicles, the size, type and location of signs and billboards, and the architectural style of the buildings on the land are among the legal regulations in the context of the police power (Ziegler, 1985). Billboard restrictions and landscape ordinance became common in many communities in the 1980s (Raker, 1999). In this case, aesthetic regulation was expected to be the wave of the future as late as 1980 (Menthe, 2010). More interest in other more complicated tools such as neighbourhood or 'small-area' planning and special design districts, as well as in codes that protect existing trees on land subject to private development were among legal regulations on the 1990s (Raker, 1999). The scope of this control was the regulation of design. This regulation was both in architecture and city planning area and was not more detailed regulations. Norton (1967, p.171) believes that aesthetic controls are measures for planners and builders, which some notion of taste or harmony, desirable conformity or variety lie behind them. According to Menthe (2010), two broad categories for justifications of aesthetic regulation exists. Justifications of scenic beauty, protection of property values, traffic and safety concerns are the largest category of justifications and called as 'content-neutral', today. These justifications are frequently used in 'purpose' clauses. The second category contains the rights of the community as well as the role of aesthetics in promoting the general welfare. These are comprehensive arguments of philosophers and includes legislate aesthetics for the public good or to promote social order. This category of justifications for aesthetic regulation derives from values (Menthe, 2010, p.229). Characteristics of planning and aesthetic concern from the beginning of the 19th century has been summarized in Table 2.2.

Table 2.2: Characteristics of planning and aesthetic concern from the beginning of 19th century

	Periods	Characteristics of planning	Aesthetic Features
European Cities	Early 19th Century (Industrial Revolution)	Zoning Ordinance	Land use and development
	19th Century and Beginning of 20th Century	Regulation of the Plans	Artistic Principles of Design
		Camillo Sitte's Picturesque Movement	Turning Back to the Middle Age or Feudal Cities and Organic Developments
		Garden City Movement	Self-Contained and Self-Sufficient Communities by Green Belts.
	19th Century (Industrialized Cities)	Cite Indurtrial Park Movement	Integration of Home and Garden Creating the Relationship Between Man and Nature
American Cities	Early 1900's	Traditional Zoning System	Public Health, Safety and General Welfare
		City Beautiful Movement	Overall Attention to a Healthy, Functional and Beautiful City
	1930's (Middle Transition Period) or	Changing Urban Planning Laws and Regulations	Protection of Property Values, public Health, Promotion of Tourism and Traffic
	Modern Period	Environmental Movements of the 1960's and 1970's	Considering Purely Aesthetic Values by Using Lawfully Police Power

2.3 International Experience in Detailed

In this part, the legal framework of aesthetic control management in the international scale will be discussed. This will be done in the case of three different countries. The Netherlands, England and The United States have been selected for this part.

2.3.1 Legal framework of aesthetic control management in urban planning systems, the case of the Netherlands

The date of Dutch Municipal by-laws goes back to the Middle-Ages (Van Der Heijden and et al, 2006). It was the oldest building regulations that set by the local administrators as standards for existing and future buildings. In the case of aesthetic control, design quality and realization of residential buildings the Netherlands is one of the first countries that developed the laws in this case in the 20th century (Jürgenhake, 2011). At the same time, the powers of municipal architects had already been strictly defined by the late 18th century (Vandeweghe, 2011, p.107). In 1902 the Housing Act came into force by Dutch government officials for the aim of public housing policy, that implementation of it, was the responsibility of the municipalities (Van Der Heijden and et al, 2006, p.2). Setting up regulations related to buildings, supplying permits and controlling compliance with building regulations (Van Der Heijden and et al, 2006, p.2) were among these responsibilities. At the same time, the

zoning plan was an important resource in setting out the generally desired structure of an area (Weert, 1999, p.15). While aesthetic control been considered as a form of spatial quality the Dutch government creates the conditions and instruments for this purpose, which are included in the Housing Act (Weert, 1999, p.15) and amended during the years.

So improving the quality of housing by requiring that houses meet certain specifications was the main aim of the Act of 1901 (Nelissen and Vocht, 1991). Even though the building control process by the municipalities unchanged during the 20th century, the building regulations developed. A number of guidelines were offered by the Association of Dutch Municipalities for the municipalities. These guidelines were in accordance to support administrations of policies in the case of spatial and environmental qualities (Weert, 1999, p.15). Developing of Dutch building regulation, which was set out quite clearly both the procedures and criteria for aesthetic evaluation (Punter, 1999, p.81), in the 20th century can be divided into three periods. The first period was between 1901 and 1940 that called the period of regulation. The second period was between 1940 and 1980 that called the period of standardization. The third period was between 1980 and 2003 that called the period of deregulation or redefining regulation.

2.3.1.1 Aesthetic control management between 1901 and 1940

This period called as a period of regulation. This period started with the enforcement of the Housing act in 1901 that, according to Jürgenhake (2011, p.3) it was considered a turning point in the history of Dutch architecture and was the first official involvement of the government in the building sector. With this act, responsibilities were divided between the government and the local municipalities. The responsibilities about the implementation of public housing policies were given to the local municipalities while these policies were under the responsibility of the government. Drawing up the building and housing regulations, introducing control and inspection measures had been free for municipalities to do for their own by this regulation (Van derHeijden et.al, 2006, p.3). These situations caused though less transparency and standardization in regulations. Because recognized autonomy for municipalities in the case of determining their specific building regulations, building control and inspection measures. In the case of aesthetic control management, there

was not any direct regulation in the Housing Act of 1901. The first part of the Act was about the duties of the local authorities. According to the first part the local authorities had to issue building by-laws containing provisions with respect to the placing of buildings on public roads and their distance from each other. At the same time the level of the floors of down-stair rooms and the height of buildings, the minimum sizes of habitable rooms, staircases and passages as well as closets, water supply, the prevention of fire and dampness, the structure of foundations, walls, floors, ceilings and roofs, the removal of smoke, slop water and house refuse, lighting and ventilation (Hudig, 1961). At the same time obtaining the building permit from the local government depended on the compliance with the building by-law. The second part of the Act was about overcrowding issue and the number of occupants of the house. The third part of the Act was about the improvement of the house that had been done by Health Committees. In this part, a notice was on repairing of the premises if needed. Throughout the whole country, Health Committees had been established. Also, each town with more than 20.000 inhabitants established its own committee (Hudig, 1961, p.7). The fourth part of the Act was about prohibiting the use of the house by the City Council if a house was found to be unfit for human habitation. In more important towns Public Work Department was responsible from the supervision of housing and building that at the same time Hosing and Building Inspection Department developed in larger towns too. Part five had rules about the compulsory acquisition of land by municipalities and public utility housing societies. This part conducted two main purposes, first clearance of slum areas and second carrying out of a housing scheme or an extension plan (Hudig, 1961, p.8). Regulation of Town Planning was the issue of the sixth part. This part divided into two sections. The first section was about the prohibition of building on sites by the local authority. These sites specify from the City council for laid out a street. The second section was obliged municipalities to make an extension plan or town plan scheme that will be revised at least every ten years. This was for municipalities of more than 10.000 inhabitants or for municipalities that population's had increased by more than a fifth within the last five years. Two next parts of the Act regulated state aid for housing. In this case, part seven and eight had enabled public utility housing societies and local authorities to go on building, notwithstanding the rise of prices of materials and the increase of the rate of interest (Hudig, 1961, p.11).

So by the Housing Act 1901 rules, the municipalities only should make building by-laws. They did not give any standard text or guidelines about form or content of the constructions that are related to aesthetic control management. So there were not any legal obligations in the case of building and aesthetic control. The first amendment in the law happened in 1921 that from then building control became obligatory at the municipal level.

2.3.1.2 Aesthetic control management between 1940 and 1980

This period coincided with World War II. The nature of the post-war years caused attempting the government for standardization of the building sector. Building plans had been under the responsibility of the central government during the war and housing shortage and urgent housing need after war caused the government's involvement in the building sector and amending the building legislations for more uniform and nationally applicable ones as well as introducing quality based conditions for subsidies. Streamlining the regulations happened during this period. Also in the case of aesthetic control management, this uniformity developed with emerging of design guideline in 1944 for the construction of emergency housing that Wenken was the first guidelines for mainstream subsidies construction of housing in 1946 and revised at regular intervals after then (Van der Heijden et al, 2006, p.1545). These changes didn't cause to be optimizing the success of the reconstruction efforts because there were some problems in the case of skilled construction workers, investment opportunities, building process and like these. Also, building regulations were illiberal that caused undermining efforts to solve the huge housing shortage and the use of standardized building elements and components (Van der Heijden et al, 2006a). So the government introduced Besluit Uniforme Bouwvoorschriften as a directive for the aim of more uniform building regulations in 1956. The 1979s directive took precedence over the municipal by-laws. According to this, any plans which met the requirements of the directive without the requirements of the municipal by-laws still had to be approved (Van der Heijden et al, 2006a). Even though no radical amendments were done in this period until 1962. Housing Act of 1901 was amended in 1961 because of the need for better legal protection of different groups such as commercial and other parties and ordinary citizens that involved in the building sector. Revision of the Housing Act 1962 had an article that directly related to the aesthetic control management. According to the article, the

municipalities should adopt rules in their building ordinance regarding the external appearance of buildings that should be about the appearance of the buildings itself and appearance of the buildings in relation to their surroundings. This article was valid for new projects as well as existing buildings. There was another regulation in the act relating to the aesthetic control management that was the necessity of appointing an independent expert committee, which should not be subordinate to the city council (Weert, 1999). These committee's members were expertise relates to their talent, knowledge, experience and insight in environmental planning in the areas of architecture, city building and landscape, architectural historians, experts in monument restoration management, graphic artists and environmental psychologists to assess the architectonic quality of the built-up surroundings and judge the influence of the spatial context of the building plans at the same time for advising municipalities on the application of the regulations on aesthetics (Nelissen, 2002; Weert, 1999). In this case, the word of independence emphasizes on independency relationship between adviser and the municipal council as a decision- taker (Weert, 1999). This regulation was mandatory. But smaller municipalities use committees, which have been organized by the region or province. So, The Netherlands (with approximately 570 municipalities) has some 130 committees, which affiliated to the Federation of Aesthetic Control. These committees advise one or more municipalities in the case of aesthetic control (Weert, 1999). At the same time in the case on monuments, there are two types of advice required, one on the monumental (historic) aspects of the building that done by the monument committee (or the Government Agency for Monument Management), and one on the aesthetic control aspects of the plan or renovation plan that done by the independent experts (Weert, 1999, p.19). Aesthetic control management process developed in 1965 that coincided with the introduction of the model building by-law (Ordinance) by the Association of Netherlands Municipalities for the aim of putting minimum standards for housing and other buildings. The model was not mandatory but standards were accepted in the national level. Functional terms and concrete requirements were explained in the terms and conditions as far as it was possible. Also, the previous model's explanation was avoided (Van der Heijden et al, 2006, p.1544). The model was generally adopted as a municipal building by-law by the various municipalities because it created the opportunity for municipalities to grant exemption from requirements and add further requirements of their own even though it was not mandatory.

2.3.1.3 Aesthetic control management between 1980 and 2003

This period was called the period of deregulation or redefining the regulations. For the aim of reducing regulations and simplifying them, Lubbers I Coalition Agreement defined by the government. According to the coalition, unnecessary regulations, especially in technical area, must be removed and the regulations must be more uniform. Deregulation in building regulations started from the mid-1983 with submitting an action plan to the House of Representatives. Increasing freedom, improving legal security and stimulating equality of status for members of the public and easing the burden on businesses and government as well as describing how the government's improvement proposals could be incorporated in a Building Decree were among the expectation of this redefining (Van der Heijden et al, 2006, p.4). The Building Decree introduced in 1992 and contained the minimum standards about existing buildings as well as the plan standards for getting permission and for unity and transparency in building regulations and functional descriptions which indicated the purpose of the Decree. It may be said that the terms and conditions in the Building Decree of 1992 related to the building, housing and design. Also, reflecting the principles of safety, health, energy saving and usefulness should be done in accordance with the Housing Act (Van derHeijden et al, 2006a). Because there was a necessity in changes of the Housing Act 1991 about establishing aesthetic criteria in the building ordinances (Nelissen, 2002) by the municipalities for clearer evaluation of the procedure. At the same time, the introduction of table legislation was one of the significant innovations of the new Building Decree. Table legislation means a set of tables that determine the sub-sections. These sub-sections applied to part of a building with one and the same intended use. The concept of useful function that didn't appear in the previous decree understood as the parts of one or more buildings on a piece of land which are used for the same purpose and together form a used unit (Van derHeijden et al, 2006, p,5).

In order to improve the control, aesthetic control management process was investigated by The Netherlands National Architect at the end of the 1990s. According to the National Architect, the main frame of aesthetic control judgment must be constituted by the municipalities, that at the same time caused more democratic and legal security. They must have the opportunity to dialogue and negotiation at the beginning of the planning stage. For increasing the quality of the

aesthetic suggestions aesthetic committee must create user-specific guideline and directory. And the control process should be transparent, open to the general public and accessible (Nelissen, 2002). Regulations about aesthetic control management suffered fundamental changes with the amendment of the Housing Act in 1991, which came into force in 1992. Three categories of building permit obligation came with these changes. Also, these changes were partly about changing the opinions in relation to desirability of the practice of aesthetic control. Three categories of buildings in terms of building permit obligation were, permit free without the need for aesthetic controls, notification obligation with establishing a preventive and repressive aesthetic control, and permit obligation that continued to operate under the regime of preventive and repressive aesthetic control (Nelissen, 2002). But the Housing Act 1991 again underwent a change in 2003. So the aesthetic rules except the main rules changed too. According to the main rule from the Housing Act 1991 regarding aesthetics, the external appearance of a building or site itself or in relation to the environment should follow reasonable standards of aesthetics (Nelissen, 2002). Figure 2.11 shows some features of The Netherlands houses.



Figure 2.11: The Netherlands buildings (Jürgenhake, 2011, p.5).

Section three and article 12 of the act that was about Aesthetic Control contained these clauses; the location of a building in relation to its surroundings should not be in conflict with aesthetic control principles unless by the decision of the municipal council. These principles are not valid to the area that the building will be built. While a decision is taken by a municipality, legal agencies can be involved. But it should be according to the rules stated in the Building Regulations (Weert, 1999, p.15).

The new act brought some obligations to the municipalities in association with aesthetic control management process. These obligations were about forming central norms of more concrete and material norms and drafting an aesthetic memo with policy rules that should be applied by mayor and alderman in their judgment (Nelissen, 2002). This memo gave legitimate right of aesthetic control for municipalities that have such a memo. In 2000 in order to inform municipal councillors for exercising control and drafting a memo a working model was done by National Architect, the Architect Federation and the Dutch Association of Municipalities. The model consisted of two parts. The first part was about aesthetic subjects and aesthetic policies. This part provided an overview of aesthetic subjects that should be addressed to assure a substantive and legally proper aesthetic policy. Thus the second part contained examples, methods and background information (Nelissen, 2002). There was another amendment in the Housing Act 1991 in the case of building permit, aesthetic control and the exceptions deal with it. As Nelissen (2002) mentions, aesthetics is only an issue for building requests that require a permit. Two categories replaced in the new Housing Act instead of the old three-building project categories. These categories were permit-free and permit-obliged projects. A light permit procedure category was described by permit-free categories. This category contained small building projects, small adjustments to existing buildings and small changes to existing buildings. But there was a difference between categories that was about the location of small building projects. According to the act, a light-permit was obliged if the changes being raised at the front of the existing building. While the changes being raised on the other sides of the existing building, it was permit free. but in this case, it had to do with compliance with zoning and aesthetic by-laws (Van der Heijden et al, 2006, p.5). The act of 2003 also provided opportunities for requesting party for receiving a building permit in two steps. Spatial aspects were tasted in the first step. These aspects were in terms of the zoning plan, possible city-architectural requirements and reasonable aesthetic demands. With this step, the municipalities had the opportunity to do aesthetic control with city architect instead of an aesthetic commission. Examining the request for a permit in the case of building ordinance and the building decision was the second step (Nelissen, 2002). In the law articles, the buildings plan must comply with the zoning plan. At the same time, the buildings plan must satisfy the structure and safety regulations. So rejecting a design based on aesthetic control requirements

can be possible (Weert, 1999, p.15). While these requirements just apply for those buildings that require permission not apply for all structures (Weert, 1999). The aesthetic commission included citizens to have their say as well as experts under the new Housing Act. As the openness was the obligation and aesthetic control was subject for the openness according to the new act, the municipalities should be formed how to do that openness. The council meetings, as well as building plans, must be available to all (Nelissen, 2002).

2.3.1.4Aesthetic control management in the current era

Recently the Netherlands municipalities revealed many concrete initiatives in the case of aesthetic control management such as designing image quality plans, (*An image quality plan is a local land-use plan that addresses the visual quality of the spatial environment. A local (land-use) plan indicates how an area will be used; an image quality plan indicates how it will look*) (Leeuwen et al, 2003, p.158) formulating an architectural policy, supporting initiatives for local architectural centers, developing architectural awards, attracting (internationally) well-known architects for projects, electing supervisors for determined projects, and developing quality standards for determined areas (Nelissen, 2002, p.54).

In this case a visual (image) quality plan which forms a make addition to existing municipal instrument like the zoning plan, points in words and images as well as for various scales, wide scale of the municipality, village and town centres structuring, suburbs intensification management, conservation of historical centres and basic assumption for developing urban planning and architectural design (Weert, 1999, p.17-19; Punter, 1999, p.90). Analytical studies with visionary documents are the basis of these plans. These plans reveal a comprehensive range of ideas in both macro and micro scales. These ideas range are from the relationship between the city and the landscape, the legible neighbourhood structures and down to façade cladding and fencing details (Punter, 1999, p.90).

There are 15 tips for making image (visual) quality plans, that embrace the process of analysis, vision, participation, dissemination, adoption, integration, the substantive content of the plans, scale, context, history, qualities, and liabilities, layout; and style of presentation, fully illustrated, accessible and visionary (Figure 2.12) (Punter, 1999, p.90). At the same time, the municipalities try to improve their aesthetic

policies and establishing aesthetic criteria. These criteria include specific areas and certain categories of buildings too. These criteria contain different issues like postwar neighbourhoods, protected skylines, dormer windows, vendor stalls, gazebos, sheds, walls, fences, dish antennas and sun collectors. Voluntary process certification system for checking building plans on compliance with the building decree (technical building regulation) is one of the ways that used in the 21st century in collaboration with the government, municipalities and private parties in the Netherlands for the aim of building control (Van der Heijden et al, 2006).

It can be said in the Netherlands all buildings need or don't need building permits that get by local authorities or municipal authorities. This building permit is under the rules of the Housing Act and it will be given after assessment of aesthetic standards. For the aim of creating reasonable aesthetic standards, there is a local and regional independent aesthetic control committee with the principles for both about the external appearance of the constructions itself as well as the relations to its environment. According to Weert (1999) since aesthetic assessment takes place at the end of the building process it is not optimal. So, municipalities create clear policies and formulate the version of the desired spatial and environmental quality. Thus they intervene in the process earlier (Weert, 1999).

According to Vocht and Nelissen (1991), the Dutch system of aesthetic control can be summarized like these, the external appearance of buildings are subjects of the national legislation and bylaws, all proposed buildings are subject for aesthetic control before getting permits, aesthetic control committees, as well as the function of advice and decisions concerning the external appearance of the building, are independent, the quality of the aesthetic control committee is usually well and they constitute a network, the committee should write an explanation if their advice obstacle for development (Nelissen and Vocht, 1991).

1. As an instrument, visual quality plans must be selectively implemented; they can be made for various areas and for various scale levels, provided that one takes this into account by tailoring them to their exact usage.
2. Carefully consider the exact moment when a visual quality plan is being made for an area in relation to all the different planning processes. For existing areas with an emphasis on control, it is never too soon, but for development areas, this depends on the desired level of specification mentioned in the plan.
3. Set up a visual quality plan in a systematic and analytical way. The text can be sober, but visual aids (maps, drawings, pictures, etc.) are (absolutely) mandatory!
4. Pay attention to the different scale levels, in order to put the planning area into its correct context.
5. Pay attention as well to the history of the development of the area. This elucidates the determining elements for the identity of an area.
6. Show what special qualities existing areas have and what their shortcomings are. Show as much as possible what can be done better and what the desired quality should be.
7. Besides a vision of the urban planning structure and the architecture, a visual quality plan should also have a vision of the layout of the public space.
8. Make sure that the users are involved in making a visual quality plan. This means not only the municipal council, the municipal services, the urban planning section and the aesthetic control section, but also the architects, the developers, the inhabitants, the businessmen and women and the other people concerned.
9. It is important that the visual quality plan is well known and that it is used within the municipal organization, which must also be in tune with the plan. Take care that the plan is not a paper tiger.
10. Take care that the visual quality plan is accessible to the users, and also to laypeople. A shortened, popular version might possibly contribute to this.
11. See to it that the publicity is focused on the contents, but also on the objectives of the visual quality plan. An important function of the visual quality plan has always been the process of raising awareness, bringing about a discussion on quality.
12. Increase the awareness of quality, for example, by having discussion evenings, lectures, symposia, excursions, leaflets, etc. and in doing so, also enlarge the support for the visual quality plan.
13. Aim at a formal status for the visual quality plan, that is to say, a political status by a settlement in the municipal council, and consider, if necessary, also a legal status by attaching it to the development plan. A formal status is especially important when changes are being made slowly and time and labour are required in order to reach the desired quality.
14. Ensure an integration with other plans, including a development plan, an aesthetic control note or elaboration plans for separate areas.
15. In order to reach the desired quality or to maintain the realized quality, further elaboration may be necessary, for example, in the form of separate notes.

Figure 2.12 : Tips for making a Dutch image (visual) quality plan (Punter, 1999, p.91).

Municipalities should clearly formulate its policies for aesthetic regulation in order to reduce the subjective assessment of a building plan by the committees (Weert, 1999). At the same time city councils not obliged to follow the committee's advice with its reasons that they must be explained (Weert, 1999). At the same time in the stage of advice in the design process, the Dutch have the idea of supervisor, who can act as a key facilitator, quality controller, and advisor in major redevelopment projects, working from the master planning to the completion stage (Punter, 1999).

Weert (1999, p.17) described the employing of the following basic assumptions base on the Building Regulation Model,

1. Acceptableness of the design is related to the other existing buildings as well as, the public space, planning context and countryside.
2. The design's all components such as mass, structure, detailing, choice of materials

and colour scheme of the design. However, the structure's design and its compatible with the context as well as the relationship between its composite parts.

3. The municipal's policy and policy statements in accordance with the visual quality of the urban environments, as well as the planning dimension and spatial designs.

Table 2.3 shows policy trends that influence the evaluation of aesthetic control management in the Netherlands.



Table 2.3:Policy trends that influence the evaluation of aesthetic control management in the Netherland.

Aesthetic Control Management from Perspective of the Period's laws					
Policy trends	Period's Planning Features	Land Plots (Forms/ Parcelling/ Expropriation)	Paths (Width/Dead End Streets/ Expropriation)	Structures (Height/Overhangs/ Materials/ Façade)	Urban Silhouette
1901-1940	Period of Regulation, Enforcement of the Housing Act, Involvement of the Government in the Housing Sector, Municipalities own Housing Regulations, Not any Direct Regulation in Aesthetic Control, Necessity of Institution the Health Committee, Housing and Building Inspection development in big cities.	•Zoning Plan •Housing Act •Building By-Law •Regulation of Town Planning	•Zoning Plan •Housing Act •Building By-Law - Regulation of Town Planning	•Zoning Plan •Housing Act •Building By-Law - Regulation of Town Planning	•Zoning Plan •Housing Act •Building By-Law - Regulation of Town Planning
1940-1980	Standardization of the Building Sector by the Government, Design Guidelines for Emergency Housing, Besluit Uniforme Bouwvoorschriften as a directive, The necessity of Appointing an Independent Expert committee, Model building Bay-Law by the Association of Netherlands Municipalities.	•Zoning Plan •Housing Act •Design Guidelines •Besluit Uniforme Bouwvoorschriften •By-Law	•Zoning Plan •Housing Act •Design Guidelines •Besluit Uniforme Bouwvoorschriften •By-Law	•Zoning Plan •Housing Act •Design Guidelines •Besluit Uniforme Bouwvoorschriften •By-Law	•Zoning Plan •Housing Act •Design Guidelines •Besluit Uniforme Bouwvoorschriften •By-Law
1980-2003	Period of Deregulation, Introducing Building Decree, Introducing Table Legislation, Drafting an aesthetic Memo, Participatory Planning (Discretion of the Municipality)	•Zoning Plan •Housing Act •Building Decree	•Zoning Plan •Housing Act •Building Decree	•Zoning Plan •Housing Act •Building Decree	•Zoning Plan •Housing Act •Building Decree
Current Era	Designing Image Quality Plans, Formulating An Architectural Policy, Supporting Initiatives For Local Architectural Centers, Developing Architectural Awards, Attracting (Internationally) Famous Architects For Projects, Assigning Supervisors For Certain Projects, And Developing Quality Standards For Certain Area.	•Zoning Plan •Housing Act •Image Quality Plans	•Zoning Plan •Housing Act •Image Quality Plans	•Zoning Plan •Housing Act •Image Quality Plans	•Zoning Plan •Housing Act •Image Quality Plans

2.3.2 Legal framework of aesthetic control management in urban planning systems, the case of England

The origin of aesthetic control in Britain backs to 1909s legislation in the Housing and Town planning Act (Punter, 1986), which regulated some suburban development (Punter, 1999a), commonly used for exercising of planning control over the external appearance and visual of development (Punter, 1986). The legislation didn't directly mention aesthetic or design (Punter, 1999a). 1909 also coincided with creating the first programme of town planning education at Liverpool University in the Department of Civic Design (Hewitt and Pendlebury, 2014). Aesthetic control that re-titled as design control since 1992 (Punter, 1999a), was the main part of the development control system from 1947 in England, when comprehensive planning legislation enacted (Punter, 1999a).

The process of urban planning in England as well as entering and implementing aesthetic control management in the process can be divided into four main Periods. These periods are from the beginning of 20th century until 1947, 1947 until 1980, 1980 until 2006 and the current period.

2.3.2.1 Aesthetic control management between 1909 and 1947

The main feature of this period in the case of aesthetic control management was the Housing and Town Planning Act of 1909. The Act wanted to improve upon the drab monotony of by-law housing development, which followed in the wake of the Public Health Acts (Punter, 1986, p.352). The Act has three important sections in this perspective. Securing proper sanitary conditions, amenity and convenience in connection with the laying out and land use, as well as neighbor lands, were issues of the first section (Punter, 1986, p.352). However, the notion of amenity was not defined clearly in the Act. Freedom design, that sought by most of the lobbyists, allowed by suspending statutory enactments and by-laws in the second section. In the third section, the emphasis was on the removing of injurious affection of the regulations on properties. According to this section, the space of the buildings determined, at the same time limited the number of the building which should be erected, and determined the height of character of buildings, thus removing the threat of compensation payments (Punter, 1986, p.352). The scope of Housing and

Town Planning Act of 1909 which included novel provisions caused control of existing built-up areas. While before it, many town planning schemes just controlled the pattern of arterial roads and protecting key areas of open space (Punter, 1986). As well as the act authorized the Council to control the character or design of buildings. According to the Act if the council had an opinion that the character of the building or buildings proposed to be erected or altered, in design or materials would be incompatible with the amenity of the neighbourhood, it may required some reasonable alterations as they think they would be fit in this case (Punter, 1986). The President of the Royal Institute of British Architects must be appointed a single arbitrator for the cases of dispute (Punter, 1986). In Booth and Huxley article (2012, p.268) the act 1909 has summed as follows;

‘Altogether, statutory town planning was marked by the most drastic limitations. Its application was an option exercisable only in the face of deterrents; it applied in any case only to a small proportion of land and a narrow range of conditions; and it was concerned only with the physical layout of land and buildings; the social considerations which might guide that layout were left either to be disregarded or to be sought empirically for every separate scheme. Statutory town planning was no more than a halting advance, not a conclusive victory’ (Booth and Huxley, 2012, p.268).

The Act of 1909 was changed in 1919 in order to simplify the town planning scheme procedure. With this amendment preparing the town planning scheme been compulsory for all urban and district councils with more than 20000 population (Punter, 1986). In the case of aesthetic control, the greatest control in the external appearance of buildings in England took place in the outside the suburban town planning schemes (Punter, 1986). At the same time, aesthetic control in the case of urban conservation issues dominated in the first half of the 1920s by legislative developments (Punter, 1986). Housing Act 1923 brought legal expressions in preserving the existing character and features of the locality in the fabric of the historic towns by allowing the Minister to authorize town planning scheme in areas of special architectural or historic interest (Punter, 1986). The first town planning scheme guidance model, issued by the Ministry of Health in 1923. The form of character zoning was among the primary set of clauses. Also, density and density zones, building height and line, plot coverage and open space reservation, regulations

on the safety of traffic, preservation of trees, advertisements and private gardens as well as a special section on general convenience and amenity were among the model's clauses. Although these clauses on control of design and character of buildings did not implement until 1930 (Punter, 1986). For ensuring the preservation of buildings or neighbourhood character as well as town planning schemes in built-up areas the Planning Act of 1925 enabled by-laws (Punter, 1986). While in terms of aesthetic control the Bath Corporation Act became a priority by permitting the approval of elevations and materials and set up an Advisory Committee to deal with rejected schemes (Punter, 1986). The Advisory Committee composed of three persons from the Royal Institute of British Architects, Royal Institute of Chartered Surveyors and Justice of the Peace (Punter, 1986). On the other hand royal Fine Art Commission that contained four leading architects and two lords established in 1924 as a purely advisory body in order to respond artistic question of the government or any other authorities, although the commission was not effective over the aesthetic control until the 1960s (Punter, 1986). This commission was at the national level for advising local authorities as a single, elite on prominent developments while in the local level this task was under the responsibility of panel of architects (Punter, 1999a and 1999b).

From 1926 until 1930s rural conservation concerns and the problem of the design and sitting new housing in rural areas became dominant in legislation. Housing Act of 1926 brought a measure designed to the improvement of country cottages. According to the act, local authorities could be contacted with some voluntary Advisor Committee or Panel or appoint an architect in conjunction with the Royal Institute of British Architects under a Central Panels Committee, to advise both cottage owner and the local authority (Punter, 1986). In the inter-war years, two concepts developed by individuals and organizations (Larkham, 2003) whom interested in ancient towns. These concepts were 'conservation and preservation'. While the main concern of statutory planning was already controlling urban growth and related issues(Larkham, 2003), in the scope of public health concern (Larkham, 2003).

Urban conservative issues finally got the legislative expression in 1932's Act. This was Town and Country Planning Act.'Planning schemes' were permitted by the act. The scheme was principally a zoning exercise. The local authorities could be

modern design with another propagandizing publication (Punter, 1986). 1933 until 1935 many works made in order to improve and rationalizing the work of the panels. But the fact was that the local authorities were quite free to both adopting a panel as well as ignoring its advice (Punter, 1986). But aesthetic concern and external appearance issues in planning matters lost their importance while regional planning and reconstruction became the central concern before the onset of the Second World War (Punter, 1986). Developments, which were against planning proposal got importance in the case of a control procedure in 1943 (Punter, 1986). The development of comprehensive town planning happened from 1939 until 1947 (Punter, 1986). The 1944 Act conferred positive land acquisition powers for reconstruction and the power for the Minister to 'list' buildings of special architectural and historic interest. The extension of planning control to all land brought a shift in focus, if not a dramatic change of procedure, but issues of amenity and aesthetic control had become of secondary importance (Punter, 1986, p.371). These changes at the same time caused technical-quantitative approach to the control of commercial redevelopment while this caused protecting building owners from loss of daylight as a result of development on neighbouring sites as a problem (Punter, 1986). Also in this period, By-laws controlled the construction, height, set-back and proportion of cartilage, and many writers saw them as a straitjacket preventing civic design initiatives in central areas because town planning schemes were rarely applied to city centres (Punter, 1986). In this period comprehensive planning legislation was enacted in 1947. With this law, the right to initiate the development of the land was expropriated under the responsibility of local planning authorities, which affected aesthetic control (Lee et al, 2012). Development had been defined inside the Act and its revisions. According to this definition, the development is the carrying out of the building as well as mining or other operations in all layers of the land (such as in, on, over or under land), at the same time changing the materials in the use of any buildings (Lee et al, 2012, p.1480). The property owner could be got this development right as planning permission (Lee et al, 2012). Since these designations could change or altering the status of the land or raising its value so, in specific applications for planning permission the authority with its discretion could reject the application (Lee et al, 2012).

Another innovation in the case of aesthetic control management in this period was the Advisory Handbook on the Redevelopment of Central Areas in 1947. This advisory handbook had become the pattern book for the post-war central area redevelopment until at least the mid-1960s (Punter, 1986). The scope of this handbook in the case of aesthetic control was retaining the all-important concept of ordering land uses into segregated precincts, relied upon floorspace indices, daylight regulations, and an emphasis upon ventilation, open space and private car parking (Punter, 1986). At the same time the importance of amenity, ingenious location, and the design of open spaces were underlined, although in the case of external appearance there were just vague notions of balance, continuity and cohesion to accompany the traditional value of harmony as well as mentioned the importance of deferring to context in historical areas (Punter, 1986). The most important issue of the Advisory Handbook was about emphasizing freedom for the developer and the inadvisability of devising detailed architectural design control schemes. Instead of it, Advisory Handbook recommended competent architect for advising both planning authority and developer (Punter, 1986). The 1947 Act brought imposition of development control and supplemented the 1943 powers for acquisition and development of land and the recoupment of betterment (Punter, 1986, p.373). But this act had little articles about control of external appearance (Punter, 1986) that noted, the design or external appearance of the development proposal might approve by the local planning authorities (Punter, 1999a). For example, it had an article that works in the case of the development plan, which affected the external appearance of the buildings materially need planning permission (Punter, 1986). However, in the provision for the General Development Order, the Act stated that (Punter, 1986, p.373);

‘The local authority's approval should be obtained in permission that granted for the erection, extension or alteration of any buildings. It should be done with respect to the design or external appearance of the design.’

The General Development Order 1948 authorized local planning authorities if want to approve the design or external appearance of development proposals or intervene in design matters (Punter, 1999a). So, any alterations to a dwelling house, or gates, fences or walls abutting the highway if affected external appearance of buildings or premises did not exempt from control in the case of The General Development Order

1948 (Punter, 1986). But there was an appeal system for aggrieved applicants who refused permission that inspects by planning inspector (Punter, 1999a).

2.3.2.2 Aesthetic control management between 1947 and 1980

Aesthetic control established throughout town, suburb and countryside after transforming the nature of planning practice with extending of development control to all lands under the Act 1947 (Punter, 1986). While with a circular that issued in 1949, not being too rigid in decisions of planning applications asked from the Minister to local authorities (Punter, 1986). More flexibility came after 1950 by the Minister that revised General Development Order and allowed householders to carry out minor alterations, extensions and improvements to their houses without having to apply for permission (Punter, 1986). In 1951 the Advisory Handbook on the Redevelopment of Central Areas approach developed to design control to the country as a whole by the Ministry report (Punter, 1986). At the same time the importance of pre-application advice, the utility of design guidance, as well as the use of architectural advisory panels and the Royal Fine Art Commission stressed in a 1951 report. In the case of conservation, Civic Amenities Act in 1967 enacted that defined conservation areas as special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. This was as the statutory definition of conservation areas at that time (Larkham, 2003). Participatory place-making and management were other dominant features in this period planning process of UK. This was as formal and visible part of the planning system since 1968 for the aim of democratizing place-based policies (Hewitt and Pendlebury, 2014). In this period the national political parties began to declare the fundamental change in society. Rights, consumerism and welfare were concepts, which the political discourse was affected by them (Shapely, 2011). So the concept of participation began to emerge (Shapely, 2011) by the state through legislation in the 1960s and 1970s in order to giving people a greater voice (Shapely, 2011, p.86) in the management of public service and with 1968 Town and Country Planning Act it was promoted in the field of planning and housing although in practice it was difficult to implement the concept (Shapely, 2011). Detailed design guidance, which was supplementary for the plan was proliferated since the early 1970s (Punter, 1999a). The contents of this guidance, in general, were as follows, residential layouts, window types, building materials, tree planting, volumes as well as large-scale

developments (Punter, 1999a). At the end of 1970s project-led planning approach started.

2.3.2.3 Aesthetic control management between 1980 until 2006

According to the classification of Allmendinger (2003, p.63), the era between 1970 until 2006 can be divided into four periods. These periods are 1970-1990, 1990-1997, 1997-2001 and 2001 until 2006. These periods without attention to its political dimension had different planning characteristics, which at the same time affected aesthetic control management. These are summarized in Table 2.4 based on Allmendinger's (2003) description. In the first period, neo-liberal approach with market orientation attitude caused deregulation in the planning policies in order to meet the objective of market orientation. Private and semi-public bodies in the field of governance emerged in the period between the 1980s until 1990 (Allmendinger, 2003). After 1979 with the pressing of the government in the planning system, the orientation and outputs of planning have been moved to change (Allmendinger, 2003). These changes were about, for example, shifting planning to encourage development at the same time supporting planning with wider policies in the social justice and sustainable development area. The period after 1979 can be called as the watershed for planning (Allmendinger, 2003, p.60).

This approach received cautious Ministry of Health blessing in the Annual report of 1926-7, but with the proviso that a real improvement in design depended on the 'general growth' of aesthetic taste and feeling, and the spread of its influence by the force of education, example and persuasion. Although education and persuasion have never been seriously promoted, central government continues to adhere to this view today (Punter, 1986). The advice of 1997 brought broader notions of urban design that consist of more social aspects of the public realm and issues of sustainability rather than control of external appearance (Punter, 1999a). The period after 1990 until 1997 witnessed less of a distinct shift in policy than a change in emphasis and personality (Allmendinger, 2003). Environmentally awareness can be called the main feature of this period, which was the difference of the period with the previous neo-liberal era with project-led attitude. 1991 development plans with their policies brought greater statutory weight for design control although they were not binding zoning plans. Design control stayed as a discretionary activity all the years (Punter, 1999a).

Table 2.4: Characteristics of planning between 1979 until 2006 (Allmendinger, 2003, p.63).

Periods	1979-90	1990-1997	1997-2001	2001-2006
Characteristics of planning	Project-led; Reduce the strategic and detailed role of planning—‘planning inhibits development’. Deregulation and centralisation of planning controls. Establishment of ‘special planning agencies’ to promote development.	Plan-led; Reintroduction of a strategic role for planning with environmental criteria. Emphasise transparency and accountability through the Citizen’s Charter.	Issue-led; Subsume planning within broad ‘third way’ issues such as social justice. Pragmatic about the form planning should take, greater local transparency and accountability through Best Value initiative.	Pragmatic; Likely further deregulation of planning due to frustration with lack of progress. Balanced with increasing environmental agenda from the EU.

It can be said even some design policies inside the zoning plans, all of them just contained general principles. For improving design quality many local authorities had longstanding design award scheme, a few enlightened local and development agencies use design competitions (Punter, 1999a). British also had poor designers within its speculative development system. So there were concerns about the competence of local planning authorities in aesthetic matters (Punter, 1999b). At the same time, the conservatism of its public with new reinforced by other pressures on design in terms of costs, speed of design and construction, flexibility and standardization were among major barriers to progress (Punter, 1999a, p.70).

After 1998s most of the local authorities had an approved plan that before this zoning controls, the land use plan, as the local development plan, could not be precise in building volumes, densities, heights and setbacks that policies were the best set of basic design principles (Punter, 1999a). Policy hierarchy of design policy/guidance based upon plan policies slowly developed in local authorities. This stage coincided with using design strategies or frameworks as the other tools in order to intervention over large areas, public and private master plans selectively (Punter, 1999a). This caused co-ordination development and ensured coherence and continuity of quality and design codes to control street dimensions, building heights and spacing (Punter, 1999a). Policy trends and period’s planning attitudes from the beginning of 20th century until 2006 has summarized in Table 2.4. At the same time, the new national architectural agency was appointed in 1999 to develop a similarly broad agenda (Punter, 1999b). Besides this, there was an initiative of design professions as

EnglishUrban Design Alliance. This Alliance united the professions in order to promote urban design (Punter, 1999b, p.84).

2.3.2.4 Aesthetic control management in the current era

Current aesthetic goals and policies are prescribed in district/commune-wide level while structure plans will still be relevant in rural areas in England (Punter, 1999b). Finally, it can be said that the British planning system has a comprehensive aesthetic control that integrated into planning which is transparent and democratic. But beside this transparent and integrated system planning officers and councillors have enormous discretion, which can accept or reject the related advices (Punter, 1999a). Because aesthetic control is a negotiation process rather than some clear rules (Punter, 1999a). According to Tavernor and Gassner (2010), every planning application in UK planning system is judged on their own merits and the adjudged high quality of designs by architects whose calibre is confirmed by international reputation (Tavernor and Gassner, 2010, p.107). Aesthetic evaluation is performing by government circulars and planning policy guidance notes in England (Figure 2.14). Be more attentive to the role of municipalities and development of policy, as well as guidance and procedures are allowed by these circulars. Actually, this circular has never been more than a few paragraphs in Britain. Although it is about to be supplemented by a good practice manual (Punter, 1999b). Mixed-use, appropriate densities and road layouts, compact development are sustainable issues that are on the government's design agenda in recent years (Punter, 1999a).

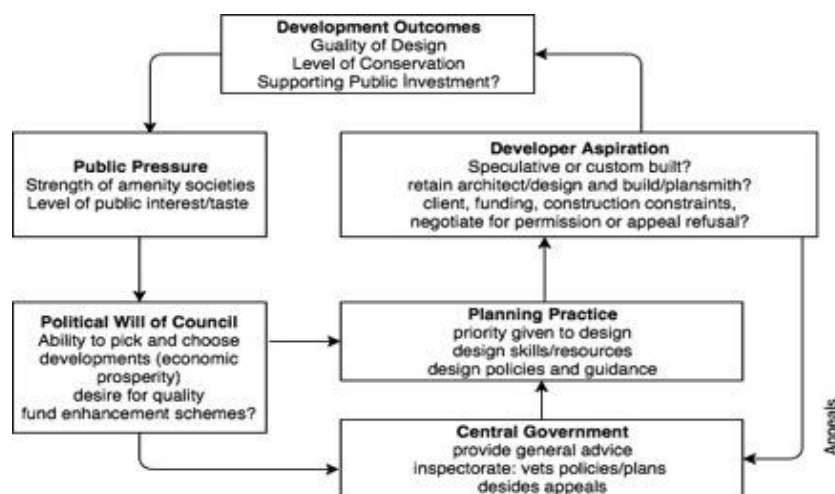


Figure 2.14: The cycle that determines the effectiveness of design controls in the United Kingdom (Punter, 1999a, p.73).

In this case, London, with its visual contrast that combine buildings with different height and ages, as well as open panoramic views is the matter of aesthetic control. While it's skyline is not controlled carefully and it is the representation of the market forces, instead, it attempts to carefully equalize modern and history. Since the foundation of the Greater London Authority in 2000, this is the dominant visual management (Tavernor and Gassner, 2010, p.99). This Authority is an integral part of the three-dimensional spatial planning enshrined within national and regional planning policy (Tavernor and Gassner, 2010, p.99).



Table 2.5: Policy trends that influence the evaluation of aesthetic control management in England.

Policy trends	Period's Planning Features	Aesthetic Control Management from Perspective of the Period's laws			
		Land Plots (Forms/ Parcelling/ Expropriation)	Paths (Width/Dead End Streets/ Expropriation)	Structures (Height/Overhangs/ Materials/ Façade)	Urban Silhouette
1909-1947	Improve upon the drab monotony of by-law housing development, controlling character of the buildings by the council, simplifying the town planning scheme procedure, setting up an advisory committee, setting up a panel of architects, Domination of urban conservation and preservation issues, controlling of urban growth, the importance of regional planning and reconstruction after Second World War, Development of Comprehensive Town Planning	•Housing and Town Planning Act •Town Planning Scheme guidance model •By-Law •Design Guidance •Advisory Handbook on the Redevelopment of Central Area	•Housing and Town Planning Act •Town Planning Scheme guidance model •By-Law •Bath Corporation Act •Design Guidance •Advisory Handbook on the Redevelopment of Central Area	•Housing and Town Planning Act •Town Planning Scheme guidance model •By-Law •Bath Corporation Act •Design Guidance •Advisory Handbook on the Redevelopment of Central Area	•Housing and Town Planning Act •Town Planning Scheme guidance model •By-Law •Bath Corporation Act •Design Guidance •Advisory Handbook on the Redevelopment of Central Area
	Development control to all land, Flexibility decisions in planning, Importance of conservation in the field of architecture and areas, starting of participatory place-making and management (democratizing place-based policies), Rights-Consumerism and welfare concepts in policies	•Act 1947 •Advisory Handbook as a Design Control of all country •Civic Amenities Act •Act 1968	•Act 1947 •General development Order •Advisory Handbook as a Design Control of all country •Civic Amenities Act •Design Guidance •Act 1968	•Act 1947 •General development Order •Advisory Handbook as a Design Control of all country •Civic Amenities Act •Design Guidance •Act 1968	•Act 1947 •General development Order •Advisory Handbook as a Design Control of all country •Civic Amenities Act •Design Guidance •Act 1968
1947-1980	•Period of Deregulation, wider policies in planning such as sustainable development area, Environmentally awareness, design award scheme and design competitions	•Zoning Plan •Design Strategies •Design Codes	•Zoning Plan •Design Strategies •Design Codes	•Zoning Plan •Design Strategies •Design Codes	•Zoning Plan •Design Strategies •Design Codes
1980-2006	•District/ Commune-wide level •Transparent and integral planning system that has a comprehensive aesthetic control •Negotiation process •Sustainable issues of mixed-use, appropriate densities •Compact development •Appropriate road layouts	•Structure plans •Planning policy guidance •Government circulars	•Structure plans •Planning policy guidance •Government circulars	•Structure plans •Planning policy guidance •Government circulars	•Structure plans •Planning policy guidance •Government circulars
Current era					

2.3.3 Legal framework of aesthetic control management in urban planning systems, case of the United State

American first planning legislation is known as the Laws of the Indies that was a royal ordinance for governing the planning of Spanish colonial cities in 1573 and contained comprehensive planning and design principals from selecting of a suitable layout of streets to squares and town's main plaza. A single individual or agency was responsible for planning design regulation for early settlements of the United State (Garvin and Leroy, 2003). While, the early 1900s coincided with 'city beautiful' movement, which was the first applied of 'city planning' phrase (Norton, 1967), the mid-twentieth century was the era of the first conceptualized urban design as a self-standing discipline (Linovski and Loukaitou-Sideris, 2012). Since a good design is an issue that cannot be defined and obtained easily in the United State so, design controls are much less common. Just some municipalities have now adopting architectural design revised ordinance (Cullingworth, 1991). The aesthetic was defined differently from different courts in the United States, for example, the New York court defined it as relating to which is beautiful and in good taste, or the Massachusetts court, as to character, form, and appearance of proposed constructions. Webster Dictionary (1961) defines it as pertaining to the beautiful, as distinguished from the merely pleasing, the moral and especially the useful (Masotti and Selfon, 2015, p.773). Early aesthetic controls practices took part in aesthetic appear from the early setback regulation by the United States Supreme Court (Norton, 1967, p.173). There were some notes in accordance to support the ordinance. These notes were about affording front yard for trees and lawns, keeping the dwellings and dust, noise and fumes of the street far from each other, creating a better environment for residential areas in order to add its attractiveness and comfort, and securing a greater distance between houses on opposite sides of the street(Norton, 1967, p.173).

The courts of the United State supported preserving certain environments for the aim of sustain aesthetic regulations although they had problems to justify the validity of preservation-oriented aesthetic regulations (Onaran, 1995). Design controls in United State emphasis tend to be on the environmental context (Cullingworth, 1991).

2.3.3.1 Aesthetic control management from the beginning of 20th century until 1930

The beginning of the 20th century coincided with zoning regulations in the United State, which was founded on a strong capitalist system and vast available land area (Dinic and Mitkovic, 2011, p.289). The aims of these regulations were protecting human health, safety and general welfare (Dinic and Mitkovic, 2011). The main reason for the implementation of zoning was the vast emergence of skyscrapers. Because increasing skyscrapers affected physical structure with obscuring the sunlight (Dinic and Mitkovic, 2011). American land use planning had problems in the case of aesthetic considerations despite the City Beautiful movement (Cullingworth, 1991) in the early 1900s. In the United State aesthetic concerns first arose with billboards issues (Cullingworth, 1991). Aesthetic control management in this period that coincided with early zoning was met as a luxury and too subjective, by the courts. In this period aesthetic control management was judicial rejected. The courts disagreed with this opinion that property owner must be deprived of using it as he wanted because of his and his neighbours had not the same taste. And vice versa all property owners had the right of using their property as for how they wish (Garvin and Leroy, 2003).

In this period aesthetic values generally were held to be beyond the scope of police power regulation (Ziegler, 1985, p.1) because beauty was considered a purely subjective matter of individual taste. At the same time, securing society's benefit rather than preventing the harm and safety, morals, as well as general welfare of the community, was the sole purpose (Ziegler, 1985, p.3). So aesthetic control didn't have the same importance such as safety or general welfare in the case of zoning regulation in the sight of police power. The main focus of the zoning regulation was on the building heights, alignment line and segregation (Dinic and Mitkovic, 2011). The establishment of the city's Planning Commission by 22 years and the publication of the city's first comprehensive plan by 53 years were predated by the zoning ordinance of 1916 (Garvin and Leroy, 2003). The law of 1916 brought new arrangements on the recreation of the alignment line of the upper stories. So instead of slender skyscrapers, new pyramidal-cascading forms were being built that allows daylight to reach the streets by retracting the façade from the street (Dinic and Mitkovic, 2011, p.291). At the same time in this era, using police power in zoning of

private land by local governments first were for public health, safety, welfare and morals that implementation in *The Village of Euclid v. Ambler Realty Co.* (1926) was a well-known landmark case. After this case, the concept of public welfare had been as a valid public purpose. Another example was in the Ohio Supreme Court, which upheld the validity of local zoning. In this case, land development throughout a municipality restricted by districts use area, height and bulk of the structure. These restrictions were within the legitimate scope of police power regulation (Ziegler, 1985). As well as public welfare had other interpretation like aesthetic purpose although after 28 years of the case by the United States Supreme Court case *Berman v. Parker*, which had a broad definition of public welfare (1954) (Onaran, 1995). According to this definition;

‘The concept of the public welfare is broad and inclusive. The values it represents are spiritual as well as physical, aesthetic as well as monetary. It is within the power of the legislature to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled.’ (Garvin and Leroy, 2003, p.5).

Berman’s case caused changing State Courts land use regulations toward aesthetic regulations, which treated aesthetics as a valid basis for regulations (Onaran, 1995, p.20). One of the reasons for this change was establishing settlements by the society, which caused the concerns of the citizens for their surrounding. Actually, this concern changed from vital issues such as safety and health toward more subtle ones (Onaran, 1995, p.20). Another reason was suburbanization with increasing environmental problems in the cities (Onaran, 1995).

2.3.3.2 Aesthetic control management between 1930 until 1970

The 1930s were the period of starting the change of some jurisdictions toward accepting aesthetic control management by a minority of states. This just had done as an adjunct to traditional police power justifications in zoning powers, which linked with consideration of property value (Garvin and Leroy, 2003). While the reason of this acceptance was the same as the reasons of traditional police power such as property's values protection, the health of the public and tourism and traffic promotion (Garvin and Leroy, 2003, p.4).

During the 1930s and the 1940s, the courts began to recognize the aesthetic claims as significant concerns (Onaran, 1995, p.25), while by the early 1960s traditional

aesthetic doctrine was rejected by a number of state courts (Ziegler, 1985), but used them as secondary justifications along with non-aesthetic concerns (Onaran, 1995, p.25). This period was a transition period in aesthetic doctrine (Ziegler, 1985). At the same time zoning was accepted in all American states until 1946 with the aim of removing undesirable uses from the city centre. While only one function was created in their places (Dinic and Mitkovic, 2011). This period at the same time coincided with starting arrangement of design regulations by some of the important cities in the United States. San Francisco and New York City were the most pioneered cities in this case with different approaches. While New York practised negotiating design, San Francisco prepared urban design plan as a part of its comprehensive plan (Garvin and Leroy, 2003, p.4). Urban design plan of San Francisco consisted of some rules about building scale, placement and design of buildings (Garvin and Leroy, 2003, p.4). These issues were been an early model for today's design guidelines. After the 1950s, controlling of the billboard, preservation of the history and beautification of the landscape have grown (Onaran, 1995). The 1950s and 1960s coincided with developing of the modernist urban design plans. These plans were drawings with explicit physical visions. At the same time, these drawings explained the transforming of a city environment through design (Linovski and Loukaitou-Sideris, 2012, p.66). As well as the aesthetic impacts of any major federal projects had been an issue of consideration with the passage of the National Environmental Policy Act in 1969 (Onaran, 1995).

2.3.3.3 Aesthetic control management between 1970 until 2000

This period can be called as the modern period in aesthetic doctrine because the environmental movement of the 1960s and 1970s led to the enactment of a new generation of land use controls, which were often directed at the management of aesthetic values (Ziegler, 1985, p.12). At the same time, design review started to become a phenomenon in controlling the form of development since the 1970s (Punter, 1999). In 1980, sixteen states accepted aesthetic based regulations while nine of them ignored accepting it (Onaran, 1995). So dominant goal of the plans was aesthetic. These were some important goals inside the urban design plans between the 1990s and 2000. Empowering the visual image of the city, developing public spaces, improving landscape and architecture quality for promoting the sense of the places were among these goals (Linovski and Loukaitou-Sideris, 2012, p.69). Safety and public health with social interaction were dominant social goals in these plans.

At the same time sustainability term started to including inside the environmental goals of these plans (Linovski and Loukaitou-Sideris, 2012, p.69). So the most important statement in urban design plans of this period was high-quality urban design by giving vision or strategies about the city's physical form (figure 2.15).

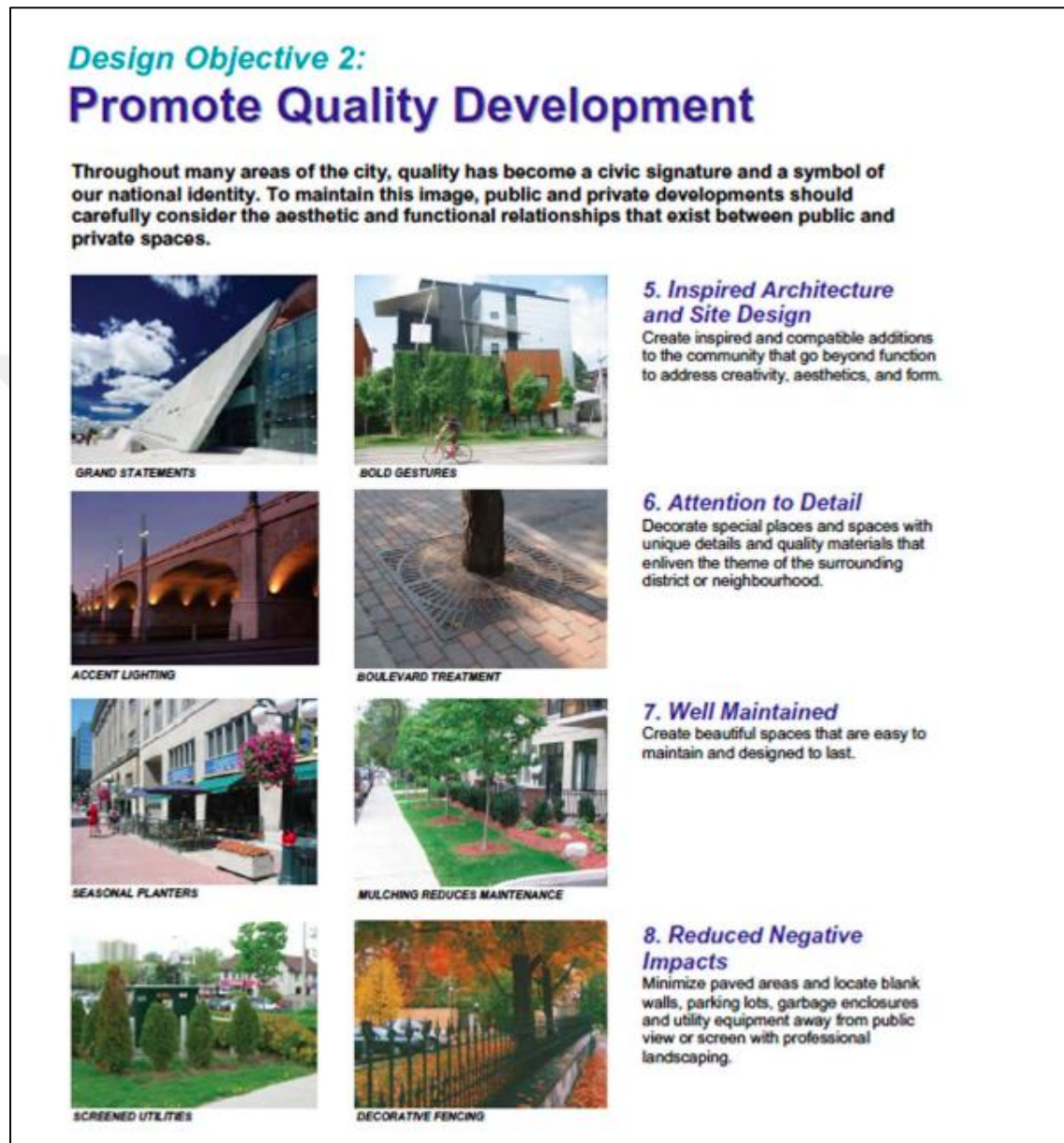


Figure 2.15: Aesthetic and built form objectives (Linovski and Loukaitou-Sideris, 2012, p.72).

2.3.3.4 Aesthetic control management in the current era

Since 1970's design review, has experienced dramatic growth that it is now become a phenomenon in controlling the form of development and it has been situated in American planning practice as a discretionary process (Punter, 1999). Design review has become common all over the United States. The process is 'quality control' and done by an independent citizen commission (Linovski and Loukaitou-Sideris, 2012, p.67). In this case, New York City was the leader in design regulations, adoption of zoning regulations (Garvin and Leroy, 2003). At the same time, aesthetic control is within the scope of the American planning system (Delafon, 1990, p.5). Today the majority of courts convinced that police power can be used for the aesthetic purpose. At the same time, aesthetics alone is a legitimate public purpose and can be controlled by land use regulations (Cullingworth, 1991). The reason for this change goes back to 1954 of *Berman v. Parker's* case. While this change has some hidden purposes such as tourism or economic development too (Cullingworth, 1991). Local regulations, which tailored for each city are specific of the United States plannings. These regulations have prescribed by the planning commission, with regarding the local characteristics of the cities as well as the city's needs (Dinic and Mitkovic, 2011). At the same time, local authorities in small cities use city manager form of government for policy matters while appointing boards to perform key functions such as, landmark commission that proliferated since 1965, and design review board that sometimes important developments are referred to them. These commissions disclose all their hearings to the public (Punter, 1999). As well as the environmental review that is now an important element of the control process (Punter, 1999). Another aspect of the United States is the court's higher level of authority while the state government could not exert any control over local government (Punter, 1999). Zoning system is an essential instrument of land use regulation and plays an important role in planning and controlling of the development that has added to the existing control process. Zoning system is a discretionaly process like environmental impact review in contrast with much American planning (Punter, 1999, p.5). Environmental review also is an important element of the control process now. Again zoning, as the traditional method of land use control, imposes its own aesthetic principals on the country's scene. But besides the traditional method, there are three alternative methods that cause flexibility and design freedom, which breaking the

traditional regulatory system at the same time affected aesthetic control inside the cities. Here there are summary explanations about these methods.

The Planned Unit Development method is the first. This method allows special application procedures for large-scale developments, which depart from standard zoning requirements. These developments normally have been a referral to the Architectural Review Committee. The bonus system is the second method. This system offers developers the option of increased height or floor area ratio. This suggestion is in the exchange with some public benefit such as the creation of public space around the building. Finally, performance zoning is the third and last alternative method. In this system the qualitative or environmental standards with which new developments must comply defined instead of specifying the uses to which land may be put with the aim of defining rationales of control (Delafon, 1990, p.24). At the same time, one of the main arrangements in this period was Proposition K, which was height limitation of structures. This limitation was done by setting back the facade plane especially at higher levels of the structure in order to prevent cast shadows by newly constructed buildings. This technic especially done in San Francisco (Dinic and Mitkovic, 2011, p.294). In the current period adopting plans realizing with two basic legal instruments. These are zoning plans and building lot regulations. Zoning regulation divides the city into zones and areas, regulate the land use in each of them by specifying the purpose of structures density of services and maximum horizontal and vertical volume of structure on a lot. Besides these instruments, which affected the aesthetic control management of the cities, there are main standards in the planning systems of the United States. These are defining the size of the lot, index of floor area, lot cover percentage, the surface area of the yard, the height of the building and alignment line position which sometimes cause the terraced appearance of buildings (Dinic and Mitkovic, 2011, p.291).

While sustainability term entered in the planning principles from the previous period but currently zoning policy and regulations separate housing from commercial or catering uses. These arrangements cause more sprawl development in urban areas that negatively affected sustainable developments. Although many courts accepted aesthetic concept alone for enforcement of regulations, still their reasons for acceptance are non-aesthetic such as property values or maintaining the tourist interests and protecting public safety (Onaran, 1995, p.17). In the case of building

permission, building and zoning review department with their own staff in the case of assessing code completion give most of the permits (Punter, 1999). The planning features of American cities are summarized in Table 2.6.



Table 2.6:Policy trends that influence the evaluation of aesthetic control management in the United States.

Policy trends	Period's Planning Features	Aesthetic Control Management from Perspective of the Period's laws			
		Land Plots (Forms/ Parcelling/ Expropriation)	Paths (Width/Dead End Streets/ Expropriation)	Structures (Height/Overhangs/ Materials/ Façade)	Urban Silhouette
Early 1900's until 1930	City Beautiful Movement, Period of Zoning Regulation, The Goal of Zoning regulation, Human Health, Safety and General Welfare, Separating of Housing zones with Industrial Pollution.	•Zoning Regulation	•Zoning Regulation •The Law of 1916	•Zoning Regulation •The Law of 1916 •Sky Exposure Plane	•Zoning Regulation •The Law of 1916 •Sky Exposure Plane
	Suburbanization and increasing the populations of the cities, Starting the acceptance of Aesthetic, Billboard Control	•Zoning Regulation •National Environmental Policy Act	•Zoning Regulation •National Environmental Policy Act	•Zoning Regulation •National Environmental Policy Act	•Zoning Regulation •Billboard control •National Environmental Policy Act
1970-2000	Aesthetic and Quality were dominant topic of the urban design plans, Sustainability term entered in the plan's content	•Zoning Regulation •Design Review	•Zoning Regulation Design Review	•Zoning Plans •Sun Access Plane (San Francisco)- Proposition K •Design Review	•Zoning Plans •Sun Access Plane (San Francisco) Proposition K •Design Review
Current Period	The importance of aesthetic and sustainability design in planning process	•Zoning Plans •Building Lot Regulations •Floor Area Ratio •Building Zoning Envelope •Planned Unit Development, Performance zoning and bonus methods	•Zoning Plans •Building Lot Regulations •Building Zoning Envelope Planned Unit Development, Performance zoning and bonus methods	•Zoning Plans •Building Lot Regulations •Building Zoning Envelope Planned Unit Development, Performance zoning and bonus methods	•Zoning Plans •Building Lot Regulations •Building Zoning Envelope Planned Unit Development, Performance zoning and bonus methods

2.4. End of Part

This chapter revealed the historical background of aesthetic control management in three different countries. The emphasis is to reveal the process of aesthetic control in the legal tools, especially during the 20th century. These countries had different features for controlling urban environmental aesthetic, which was trying to increase the built environment's quality. In summary urban environmental aesthetic is controlling and managing under these keywords in these countries;

- External appearance
- The visual quality
- The quality standards
- Design quality
- Quality development
- Design review
- Design code
- Aesthetic policies/ aesthetic criteria
- Environmentally awareness
- Environmental review
- Sustainable development
- Built form objectives
- High-quality urban design
- Layout/ protecting skyline

These keywords reveal that the countries try to develop appearance quality, visibility aspect of the built environments as well as sustainability. Table 2.7 shows the summary of aesthetic control management in planning features of these three countries during the last century.

Prominent features of current aesthetic control in these countries are as follows,

In the Netherlands, concrete initiatives such as designing Image Quality Plans is one of the most important applications of the municipalities in order to reveal the visual quality of the spatial environment. The plan has some important arrangements in the case of formulating an architectural policy, supporting initiatives for local architectural centres, developing architectural awards and like these. This is actually a supplement to the existing municipal instrument. In England, aesthetic goals are prescribed district/commune-wide level. The

country has a comprehensive, transparent and democratic aesthetic control system. Another important aspect of the planning and management in the country is that planning offices and councillors have enormous discretion, which can accept or reject the related devices. As well as in the United States, aesthetic control is within the country planning system, intended to act as a process of quality control. Also, the design review has become common in the United State by an independent citizen commission.



Table 2.7:The summary of aesthetic control management in planning features of the researched countries.

The Netherlands		England		The United States	
Policy trends	Period's Planning Features	Policy trends	Period's Planning Features	Policy trends	Period's Planning Features
1901-1940	Period of Regulation, Enforcement of the Housing Act, Involvement of the Government in the Housing Sector, Municipalities own Housing Regulations, Not any Direct Regulation in Aesthetic Control, Necessity of Institution the Health Committee, Housing and Building Inspection development in big cities.	1909-1947	Improve upon the drab monotony of by-law housing development, controlling character of the buildings by the council, simplifying the town planning scheme procedure, setting up an advisory committee, setting up a panel of architects, Domination of urban conservation and preservation issues, controlling of urban growth, the importance of regional planning and reconstruction after Second World War, Development of Comprehensive Town Planning	1900s-1930	City Beautiful Movement, Period of Zoning Regulation, The Goal of Zoning regulation, Human Health, Safety and General Welfare, Separating of Housing zones with Industrial Pollution.
1940-1980	Standardization of the Building Sector by the Government, Design Guidelines for Emergency Housing, Besluit Uniforme Bouwvoorschriften as a directive, The necessity of Appointing an Independent Expert committee, Model building Bay-Law by the Association of Netherlands Municipalities. Period of Deregulation, Introducing Building Decree, Introducing Table Legislation, Drafting an aesthetic Memo, Participatory Planning (Discretion of the Municipality)	1947-1980	Development control to all land, Flexibility decisions in planning, Importance of conservation in the field of architecture and areas, starting of participatory place-making and management (democratizing place-based policies), Rights-Consumerism and welfare concepts in policies	1930-1970	Suburbanization and increasing the populations of the cities, Starting the acceptance of Aesthetic, Billboard Control
1980-2003	Period of Deregulation, Introducing Building Decree, Introducing Table Legislation, Drafting an aesthetic Memo, Participatory Planning (Discretion of the Municipality)	1980-2006	Period of Deregulation, wider policies in planning such as sustainable development area, Environmentally awareness, design award scheme and design competitions	1970-2000	Aesthetic and Quality were dominant topic of the urban design plans, Sustainability term entered in the plan's content
Current era	Designing Image Quality Plans, Formulating an Architectural Policy, Supporting Initiatives For Local Architectural Centers, Developing Architectural Awards, Attracting (Internationally) Famous Architects For Projects, Assigning Supervisors For Certain Projects, And Developing Quality Standards For Certain Area.	Current era	•District/ Commune-wide level •Transparent and integral planning system that has a comprehensive aesthetic control •Negotiation process •Sustainable issues of mixed-use, appropriate densities •Compact development Appropriate road layouts	Current era	The importance of aesthetic and sustainability design in planning process

3. HISTORICAL BACKGROUND of AESTHETIC CONTROL MANAGEMENT IN URBAN PLANNING IN TURKEY

In this chapter, the historical background of the urban planning process in Turkey is given. This historical background is divided into five parts from the late 19th century until the current era. Each part is started with the planning system and related legal tools then continued with aesthetic control management in these legal tools.

3.1. Urban Planning Practice And Aesthetic Control Management in the Late 19th Century and 1923

Until the 19th-century Kadi was managed the Ottoman cities. Because the municipality system was not institutionalized yet and Islamic Law was dominated during the period. Whenever Islamic law has not covered the matters, city affairs were regulated with traditions and customs (Özcan, 2006, p.150). Kadi was the city judge and responsible from the city's safety, control of charitable institution (*Vakıf*) and municipal service also the authority of finance affairs (Keleş, 2011, p.21). Before Tanzimat Reform or Arrangements that begun from the first half of 19th century all Ottoman organizations of legal and spatial regulations in any scale and kind of urban and rural construction such as repair, construction or maintenance and materials were done by '*Hassa Mimarlar Ocağı*' (Özcan, 2006, p.150).

Also in the 19th century until 1930 traditional urban planning approach (Ayrancı, 2013) was dominant at the west. Traditional urban planning approach tried to ensure a comfortable, healthy and beautiful environment for the citizens. Thus traditional urban planning approach predicted and planned how should be the city's physical development (Ayrancı, 2013, p.13). The problems of the cities such as health, environmental and infrastructure problems and air pollution that risen from industrialization caused the need of town planning as a reaction against these problems in the west. These planning practices tried to prevent health problems that were rise from the industrial activities. According to Tekeli (1980), there were two approaches to the reorganization of developing urban structures depending on the problems of industrialization until 1848. These approaches were utopian approach and pragmatic approach, in accordance with the societal and physical circumstances

of the cities (Karakaya, 2010). Utopian approaches were proposals for new life design as well as settlements for society. This approach tried to create healthy living and working conditions for its society whereas pragmatic approach departed from the idea of the integrity of life and environment that limited with improving health condition in the cities (Karakaya, 2010). For this aim, some health acts were enacted in Europe that was important because of covering spatial changes and their effects in the space. For example, as Tekeli (1980) explained some of the Health Acts parts that implemented on the space were, the establishment of canalization systems, the coordination of canalization network with road pattern, new methods for expanding the roads and parks for industrial cities (Karakaya, 2010).

The integrity of the capitalist process (Tekeli, 2010) affected other countries that had a relationship with western countries. In this period although Turkey as a periphery country hadn't been industrialized, it was affected by the industrial movement of the West. These affections caused social, economic, institutional and spatial changes in the Ottoman Cities by the 1840s. Ayataç (2010) called this period as Westernization or borrowing from the west and Tanyeli used concepts of intervention and imported for this period (Erkan, 2012) at the same time Özcan (2006) called it as western oriented renewal process. The biggest changes were done in Istanbul, the capital of the Ottoman Empire. Istanbul as a coastal city that had an important position besides Ottoman leaders started to be changed because of the elaborating of the Ottoman leaders on the West's economic, military and scientific advancements as well as prosperity, orderliness and clearness of the European cities (Erkan, 2010).

New culture formation and lifestyle with new economic relationship brought class differentiation between citizens. This caused changing the ethnical groups of the Ottoman neighbourhood to class-based structures, in new social structure (Karakaya, 2010). Although there weren't more differentiation between town and rural areas no longer the population of the cities increased and the cities began to grow. These migrants built new neighbourhood areas with different cultures. Tekeli (2010) divided Ottoman's society into three different ideological groups. These were non-Muslims Levantine part whom fellow European urban structure, Muslims gentry and bureaucracy part who wanted Westernization original for Turkey and small art coalitions and intellectuals whom against European urban planning approaches (Tekeli, 2010). The developing of European capitalism and industry increased food and raw material demand. The raw material was demanded by the west for industry

products. Ottoman leaders started to export agricultural products. Thus Ottoman economy opened to capitalist relationship inside the market mechanism (Keleş, 2011). At the same time, the European's capitalism control increased on the Ottoman Empire. The opening of these products for foreign markets was via sea or rail transport chance at those days. This caused new infrastructure investments such as ports and railroads by foreign companies in the coastal cities. Also, these trade relationships revealed the need for hotel, station, bank, office and warehouse and new land use types inside the city centres. New and old buildings in the context of dual structure could be seen in the city centres with these changes. By the establishment of official offices in the city centres governmental affairs did and bureaucracy that was shaped by waged civil servants (Öztürk and Çıracı, 2010) increased.

On the other hand, the cities structures with the buildings that had been made of wood thus destroyed by fire or earthquake as well as epidemic diseases of those times made cities transformation easier. Large affected areas by fire or earthquake inside the cities as well as settled migrants in urban space opened the way for construction and planning on those days. The most important attention in these plans was on the city health than pure aesthetic concern. As Tekeli (1995) explained European cities had been developed unhealthy for individual benefits that were due to dominant industrialization and capitalist systems in those conditions. In order to interfere those develops multifaceted urban planning became importance. At the same time in Turkey besides of the municipality foundations vakıflar, public works bayındırlık and city's port agencies worked as the other city service areas either as fully independent or dependent on the central field of the period (Durhan, 2009).

In this context in Europe, new urban forms occurred under the heading of 'progressist' and 'culturalist' that seek for both the urban structure and architecture of pre-industrial society (Karakaya, 2010) at the late 19th century. Both of them influenced Turkish planning practices. This period had coincided from the early Republican era. According to Tekeli (2010), there were important movements in the urban context at that time. These movements were City Beautiful Movement of USA, Camillo Sitte's Picturesque approach, Garden City and Cité Industriel. Detailed features of these movements have been explained in the first part. These socio-economical changes in Turkey began to show the effects inside the cities. In

order to control these changes as well as creating modern and westernized cities, some arrangements were done by the Ottoman Empire.

Spatial planning initiatives started by Tanzimat reform or Ottoman reform *literally means arrangements* at 1839 that done by elite managers. The important aim of the reform and declaration was doing all aspects of the public sector update and reorganizing them in the westernization period in order to turn the capital city into a modern city as well as achieved equality between society. Also by the Tanzimat reform, classic Ottoman urban managements changed (Keleş, 2011). Consciousness (*şuur*), auspiciousness (*hayır*) and scope (*şumul*), the key concepts of Tanzimat, are analogous to mind, benefit and comprehensiveness as used in the field of urban planning (Erkan, 2010, p.192). İlmühaber or regulations (*Nizamname*) that was the first written text on urban spatial arrangements (Özcan, 2006) and could be called as planning guidelines of the time, shared some aesthetic control management principles about buildings, materials and roads in 1839. According to the Nizamname brick should be used for all new buildings that would be built in Istanbul, wooden buildings must be prohibited and new neighbourhoods should be built with geometrical principles. Dead end roads must not be permitted and squares could be built wherever it was possible. This regulation also had articles about road width in 4 levels that were 20, 15, 12 and 10 Zira (75-90cm) with limitation about new built buildings floor number that should not be more than 3 floors and high of 20 Zira. These principles gave as responsibilities for manager of Ebniye-i Hassa that established instead of 'Hassa Mimarlar Ocağı' after Tanzimat reform (Keleş, 2011, p.23). These principals have reflected health principals than pure aesthetic concerns with reducing to minimize fire risk and improve health conditions. According to Özcan (2006, p.158), although property rights defined for minorities with the ilmühaber but based on Islamic law, religious and ethnic differences had been decisive in buildings height. This pointed to the existence of dual law order, Islamic and Western. These dual law order represented dual urban spaces. All these modernization experiences at first affected Istanbul, the capital of Ottoman. Arrangements of these changes couldn't see as possible by Ottoman's planner. Since the historiography of the Turkish cities of the last centuries is the product of the relevant literature developed in the post-war period so the scientific understanding of the city forms was very limited (Hastaoglu Martinidis, 2011). Planning activities

were done by foreign planners and experts who invited to Turkey. In this context, generally Pragmatic and Haussmanization Approaches affected Ottoman's planning activities (Karakaya, 2010, p.66). Most of the plans consisted the existing structures and recommendations for future developments that were a land adjustment or mapping actions. Istanbul's Plan was the first plan that was prepared by Helmuth von Moltke, a German traveller, soldier and engineer (Erkan, 2010) at 1842. He tried to transform an Oriental city into an Occidental one beside concerned with safety, health and amenity in his plan (Erkan, 2010). The most important aesthetic control management issues that recommended in this plan were buildings and roads that had been affected by ilmühaber planning principles. According to this plan, the buildings must be made by bricks and stones instead of by woods with a maximum of three floors. Geometrical principles and mathematical rules '*kavâid-i hendese*' had been important for new construction parcels also for making the city converged with the wide and straight streets (İbidan, 2010). Roads should be staggered and separated into different categories between a minimum of 7 meters and maximum 14 meters (Özcan, 2006). There was also a regulation for new highways. Dead end roads must not be permitted. Moltke's plan also contained urban squares (Figure 3.1).



Figure3.1: Von Moltke's Istanbul Plan (Özcan, 2006, p.157).

Urban affairs continued with the establishment of Construction Council in 1845 that making provincial's infrastructures and preparing urban maps were among its important duties with the main function of increasing urban welfare and development than reconstruction affairs. Accordance with collecting arrangement and control of the construction activities in a single centre The Ministry of Public Works (*Nafia*

Nezareti) was established in 1848 (Özcan, 2006, p.159). From 1848 until 1882, six major regulations were passed that were concentrated on similar issues. In accordance with aesthetic control management, these issues were generally about the street width, partially open spaces, building material and the actions to be taken against fire risk (Karakaya, 2010, p.73). These were the 1848 Building Regulation (*Ebniye Nizamnamesi*), 1858 Regulation on Streets (*Sokaklara dair Nizamname*), the 1863 Street and Building Regulation (*Turuk ve Ebniye Nizamnamesi*), the 1875 Regulation on Construction Methods in Istanbul (*Istanbul ve Belde-i Selasede Yapılacak Ebniyenin Suret-i İnşayesine Dair Nizamname*), the 1877 Istanbul Municipal Law (*Dersaadet Belediye Kanunu*) and the 1882 Building Law (*Ebniye Kanunu*) (Çelik, 1993, p.51). The important effect of Moltke's plan as well as establishing The Ministry of Public Works (*Nafia Nezareti*) was publishing Building Regulation '*Ebniye Nizamnamesi*'. Urban planning in Ottoman Empire started with Building Regulation '*Ebniye Nizamnamesi*' in 1848 that was about the construction and planning the capital city Istanbul in the context of intervention on both building and street patterns (Erkan, 2012). Also Building Regulation contained articles about expropriations, the ways of giving building permit for buildings and control of the buildings (Keleş, 2011, p.24). These principles according to Tekeli (2010) tried to made equality between the nations (Tekeli, 2010). Because as described before although property rights were defined for minorities in the Nizamname, ethnic and religious differences had been decisive in their buildings height based on the Islamic laws (Özcan, 2006). It was the first construction legislation and the first comprehensive legal instrument in the planning field. This regulation proposed three types of streets according to their widths that were main avenues (*büyük caddeler*) with minimum 7.60 meters wide, ordinary avenues (*adi caddeler*) with 6.00 meters wide and the other streets (*sair sokaklar*) with 4.50 meters wide (Çelik, 1993, p.51). According to Özcan (2006, p.159), the basic difference between Nizamname and İlmühaber in accordance with the equality principle of Tanzimat between different religions was, determinative of street width in building height and expropriation right that was implementation device for road networks. Ottoman managers went into institutional arrangements in the 1850s. For the purpose of reconstructions and urban development of the capital city in a modern manner, the governmental municipality of Şehremaneti established in 1854 which was a translation of French model '*prefecture de la ville*' (İbidan, 2010, p.33). The need for city government especially

in the harbour cities with the fast capitalization process, by establishing of the 6th municipality for Beyoğlu and Galata districts in Istanbul at 1857, caused all cities in the country pass to the municipal system for its urban government over time (Tekeli, 1977). Ortaylı (2007, p.90) describes the character of Beyoğlu and Galata districts in those days, as a shabby model of European lifestyle in the east. Embassies, foreign banks, foreign schools, churches, foreign restaurants, breweries, cafes and theatres were in these districts although, the privilege was not by the language and religion but by the fortune and wealth (Ortaylı, 2007).

Istanbul's problems such as insufficient and unhealthy hospitals, security, infrastructure and narrow roads made the built of Şehremaneti necessary. Şehremaneti made for the purpose of dealing with the governmental services such as constructing Istanbul, expanding the roads for car access instead of pedestrian accesses, cleaning the city and controlling the traders. These duties had been prepared from Supreme Council of Judicial Ordinances (*Meclis-i Vâlâ*) for the institution. The city council was supposed to prepare regulation drafts and present them to the Council of the Regulation (*Meclis-i Tanzîmât*), to regulate the governmental works such as road and sidewalks, construction and cleaning services. Mayor (*Şehremini*) was also authorized to apply the rules set by the council (İbidan, 2010, p.34). There were some aesthetic control management factors in the duties of the commission such as cleaning of the Capital, lighting, constructing the sidewalks, enlarging streets (İbidan, 2010), covering stones, transporting the cemeteries to constructing parks instead of them in Taksim as 6th municipality (Durhan, 2009) of Istanbul that was the example of Ottoman's municipality approach (Tekeli, 1977). For the purpose of implementing these experiences to other districts of Istanbul Dersaadet Municipality Administration Regulation '*Dersaadet İdare-i Belediye Nizamnamesi*' published in 1868 (Durhan, 2009, p.18). According to the regulation Istanbul was a municipality model of Şehremaneti and fourteen municipalities units (Durhan, 2009). When Şehremaneti didn't be successful because of the lack of budget and the foreign leaders, who didn't know Turkey, the Regulatory City commission (*İntizâm-ı Şehir Komisyonu*) was founded as a more effective program in 1855 (İbidan, 2010). Also, Ottoman passed Expropriation Regulations in 1856 (*Menâfi'-i Umûmiyye İçin İştirâ Olunan Arâzî ve Emlâk Hakkında Nizâmname*). This law was important for buying properties and constructed railroads, new roads and ports for

public welfare (İbidan, 2010). In 1864 Street and Building Regulation (*Turuk ve Ebniye Nizamnamesi*) was prepared. This regulation prepared so comprehensively instead of Building Regulation (*Ebniye Nizamnamesi*) and caused it ineffective. This was the first comprehensive and integrated legislation that was implemented all over the imperial and became binding for all the imperial cities not just for the capital city Istanbul with the intervention on infrastructure and neighbourhood or space (Erkan, 2012) as well as on the aesthetic control management of the cities. The purpose of this comprehensive legislation was giving form to growth and beautification of the cities by achieving the standards of modern Western European cities (Ersoy, 1992). There were some articles in the Nizamname about expropriation, making maps, parcelling of lands, widths of streets that had a relationship with the height of buildings. Also, maximum measurements of projections such as balconies and bay windows were specified (Ersoy, 1992) according to these relationships. The widths of the roads had been accepted between 25-6 aşrın (Keleş, 2011). Also, the streets should be suitable for traffic, for this aim area on both of the street would be reorganized (İbidan, 2010) and the width of the streets should be announced by hanging sheets on the entrance of it (Erkan, 2012). New neighbourhoods that had been constructed by this law separated from the rest of the city because of its grid and rectangular pattern of the roads (Beyhan and Uğuz, 2012). In the Regulation (*Nizamname*), public welfare (*menafii amme*) was described as protecting the public from the fire that should be implemented in mosques, ports as well as constructing buildings (Erkan, 2012). At the same time, this regulation brought two more categories about street's width. In the regulation, the widest arteries were envisioned as 11.50 meters, whereas the width of the fifth category (other streets) still remained 4.50 meters (Çelik, 1993, p.51).

According to the Regulation wooden structures had been prohibited and brick or stone structures had become mandatory. The law also explained construction methods that were about materials which brick buildings were higher than the others (Çelik, 1993). For this aim brick and stone, materials were been increased, construction tax was abolished and transport costs were been reduced. Sidewalks were furnished and the sidewalks of the small streets inside the quarters were built with cobbles. Also, large uniform sewers vault was built (Tekeli, 2010). This regulation offered a square or rectangle shape for rearranging the burnt areas. Tekeli

(2010) connected these constructions process to coinciding with Haussman's planning practices in Paris that had destructive effects (Tekeli, 1995) in order to make its own urban vision. This was the time that according to Karakaya (2010) bourgeoisie was becoming more active in planning in Europe and urban planning had the purely technical viewpoint. In 1877 with enacting of Urban Municipality Law (*Vilayet Belediyeler Kanunu*), all Empire cities should have municipality organizations within their own body and do all these operations themselves (Tekeli, 2010). According to Erkan (2012), there were all decision, control and implementation processes in the urban planning of Regulation (*Nizamname*).

Constructing of modern cities in the Empire continued by the announcement of the Building Law (*Ebniye Kanunu*) that was the Ottoman's first Reconstruction law in 1882. By enactment of this law Street and Building Regulation of 1864 (*Ebniye ve Turuk Nizamnamesi*) became ineffective. According to the aesthetic control management principles of the law, municipalities should announce new streets that will open for citizens and made their plans. Widths of streets were important and specified in this law like the other laws. Contrary to the Building Regulation 1848 and Street and Building Regulation 1864, that had only provisions about street hierarchy without attention to the street's quality in terms of density and light (Çelik, 1993) there were also relationships between streets widths and buildings heights as well as between the plot shapes and proposed buildings inside the plot in the Building Law 1882 (Ersoy, 1992). Dead end roads must not be permitted in this law too. Specific rules in the scope of aesthetic control management in this law were as follows; regulating and arrangement of the plots in square and rectangle form was in article 20, prohibition of constructing warped bay windows was in article 27, dividing the width of streets into 5 categories that were 20, 15, 12, 10, 8 Zira (75-90cm) with expanding the dead end streets to 6-8 arşın were in article 1, and prohibiting of opening the new dead-end streets was in article 21 (Duygulu, 1989). In fact, the 1882 Building Law retained in the five categories classification and the 11.50 meters width for the main street, but the width of the fifth category increased from 4.50 meters to 7.60 meters (Çelik, 1993, p.51). In the relationship of building height with street width, there was a rule in article 33. According to this article in the streets with 8-10 arşın width, the height of the building would be 24 arşın for stone and brick buildings and 16 arşın for wooden buildings, in the streets

with 12-15 arşın width, the height of the building would be 28 arşın for stone and brick buildings and 18 arşın for wooden buildings, in the streets with more than 15 arşın widths the building's height would be 30 arşın for stone and brick buildings and 20 arşın for wooden buildings. Accordance with determining the type of structures there were some rules that were as follows; new structures would be built by stone and brick in article 79, along with the Bosphorus area and in the garden kiosks structures would be constructed with wood in article 81 and khans or inns would be constructed with brick in article 42. There was a necessity about being stone or net mortar bricky of brick structures (Duyguluer, 1989).

In the opinion of Duyguluer (1989), although there were positive aspects in the Building Law there were negative aspects too that were ignoring the elements of traditional and Islamic formation of Turkish cities with aspiring from the Western form of the cities. According to Özcan (2006), 1839-1882 time periods was called the establishment of the Turkish construction system. As simultaneously in Europe urban planning formed by approving health laws in the pragmatic channel (Tekeli, 1995).

The second half of 19th century changes in the Ottoman Empire institutional structure and planning processes continued that were coincided with some planning attitudes in Europe and affected from them. The main difference between these two planning practices was the aim of the planning. The planning practice in Ottoman Empire under the influence of capitalism tried to convert cities to the modern one that Tekeli (1995) called it as a modernity project also to prevent fire risk that was very important. The most applied urban planning practices in this period were piecemeal planning (*mevzii planlama*) for reconstructing fire areas, new settlements and parks that didn't integrate with the whole city. On the other hand, these changes were limited and had not been implemented for all the Ottoman cities except coastal cities like Izmir and Istanbul. For example, the broadest road until the end of 19th century was DivanYolu with 6 meters width in Istanbul (Karakaya, 2010).

In 1912 Dersaadet Temporary Law on Municipal Organization '*Dersaadet Teskilat-ı Belediyesi Hakkında Kanun-ı Muvakkat*' enacted in order reorganizing the law of Istanbul Şehremaneti in a more centralized structure. This was because of the negative effect of services in order to contention between municipalities (Durhan,

2009). With enacting Building Law and at the beginning of 20th century Haussmannization effects could be seen in the city planning practices in Turkey. For example between 1912 until 1914 according to the opinion of the mayor of Istanbul Cemil Topuzlu Paşa, in order to done Istanbul as a century (modern) city, it was necessary to destroy and reconstruction it. The most important planning project in accordance with Turkish planning history was Sıra Evler project in Beşiktaş-Akaretler district. In this project for the first time path and building arrangement were designing together (Figure 3.2) (Özcan, 2006).

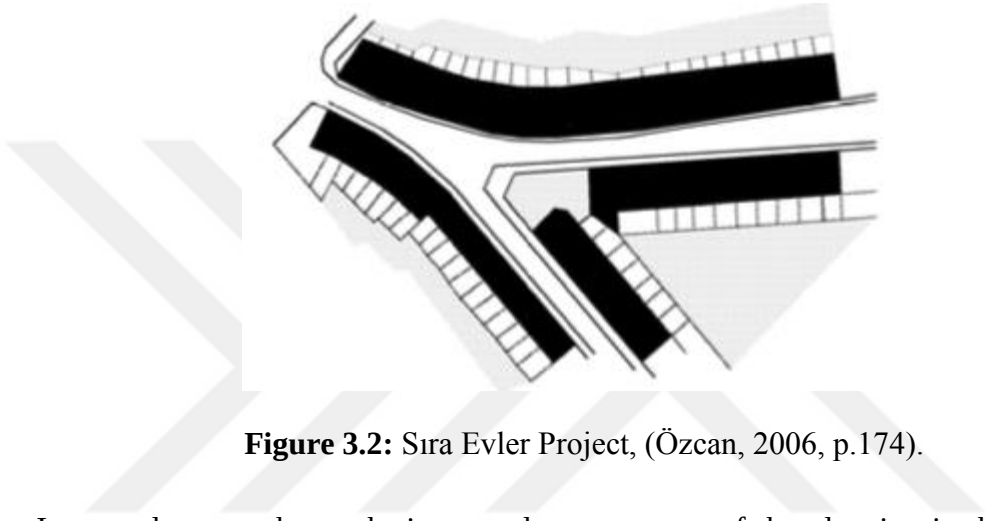


Figure 3.2: Sıra Evler Project, (Özcan, 2006, p.174).

In accordance to the aesthetic control management of the planning in the Ottoman period until Republic era, most of the plans designed and arranged in order to reduce fire risk and were the spatial reflection of the planning practice in West.

3.2. Urban Planning Practice and Aesthetic Control Management between 1923 and 1950

At the end of the 19th century and beginning of the 20th century, some important events happened that affected the country's planning system. As described in the previous part, end of the 19th century and the beginning of the 20th century or so-called early modernity period coincided with the reactions of planning and urban design to the capitalist process. These reactions brought utopian urban planning approach from outside the government. With economic depression of the 1930s, long-term comprehensive planning approach started that developed in the field of social, economic and administrative beyond the physical issues until 1970s (Ayrancı, 2013). In this period Turkey was freed from national liberty war (*Kurtuluş savaşı*). This event beside the First World War caused the country as well as Istanbul the

capital of the Ottoman Empire lost its power, socio-economic and cultural brightness. Ottoman's capital city Istanbul started to lose its population and ceased to be the centre of political decisions (Durhan, 2009).

After the declaration of republic reform in 1923, since backwardness of the country had seen under the traditional Islamic institutions, a top-to-down program of social transformation started with changing totally the institutional structure of the society (Gül and Lamb, 2004). Making of a new nation-state as well as initiate a new conversion in the scope of modernity project were the purpose of Republic establishment (Sinacı, 2009). 'Achieving the level of contemporary civilisations' (*Muassır Medeniyetler Seviyesine Erişmek*) and 'shaking off the oriental malaise' (*Şarklılıktan Kurtulmak*) were the two major ideological targets and motivations behind the Kemalist reforms (Gül and Lamb, 2004, p.61). These aims caused lots of visual, social, cultural, spatial and constitutional changes throughout the country in order to modernize it. Republic government had to solve two main construction problems. These were according to Tekeli (1977) constructing of an important part of the Western Anatolian cities that were burnt during the war and choosing Ankara as a new capital of Turkey that was the 20th century's the last artistic design of a capital city (Hastaoglu Martinidis, 2011, p.169). Ankara as an oriental town with its traditional fabric around the Roman citadel represented the shortcoming of the Ottoman government and started to change with the arrival of the railways in 1893 and transformed with a declaration as a new capital in 1923 (Hastaoglu Martinidis, 2011). Ankara chosen as a new capital city of the young republic and called as Heart of the Nation (*Ulusun Kalbi*) and as a platform for realization the nationalism ideologies (Tankut, 1990) and would be where a national bourgeoisie culture created and spread out from there to the whole country (Tekeli, 2010). The republic tried to convert Ankara into a modern and developed city. Wishing modernization, progression and advancement for the Turkish nation can be defined as revolutionary principles of Kemalist principles that when viewed from this angle selecting Ankara as capital was an important revolution by itself (Tankut, 1990, p.94). Because this framework would have a unique character for itself that could not be created by leaning for an existing city (Tankut, 1990, p.94) like Istanbul. Since bureaucracy, the embassies, first army and upper-income groups started to leave Istanbul, the city lost its cosmopolitan feature (Durhan, 2009) with decreasing the population. For the aim of creating Ankara as a modern city, Ankara Şehremanteti established in 1924 by the

effect of municipality experience in Ottoman, that was a specific form of local government for the capital city (Tekeli, 2010). Ankara's change started with construction processes because new capital with its appearance and activities would be made nationalization (Tankut, 1990). From 1923 until 1927 the city has become a scene of intensive constructions while these constructions had mostly done in the vacant areas or on the outside edges of the old city (Tankut, 1990). However, the construction of houses on the area that Şehremaneti had expropriated as the place where the new city will be settled was continued and there was not any guidance framework for integrating of the new and old settlements (Tankut, 1990). Since there was not organizing in building and street relationships, visual interactions between buildings and full-empty place ratio, the growth of the city had been so random and worrying confusion until the end of 1927 (Tankut, 1990).

As well as National Architecture Style was exhibited in Ankara from 1908 to 1927 (Egli, 2013). This style, independent from the functioning of the period's constructions, made formal transfers to the Seljuk and Ottoman monumental architectures, in the early years of the Republic. Although it thought to meet social needs in national unity and ensuring independence process, it lost its validity due to the new definitions of political and cultural orientations and left its place to the modern architecture (Egli, 2013). These architectures obligated for shaping the physical space that sheltered the new institutions of the Republic (Egli, 2013). The most constructions that were built from 1924 were in International Architectural Style (Egli, 2013). While described before modern construction practices continued by foreign architects who invited to the country. Especially due to those from German-speaking countries, these new architectural styles were named as Vienna Cubic Style that was thought as the future of the form language (Egli, 2013, p.324). Sedat Hakkı Eldem (Egli, 2013, p.324) described this architectural style as follows, with uncovered and simple lines, plans and facades without ornaments, splayed surfaces, removing tile, dome and canopy, using Ankara's stone that was dark color stone, at the same time Terranova as a kind of plaster specific to German. In summary aesthetic and general appearance changed radically by this approach. Functionality and rationalism were two main concepts behind the cubic bulk formations. Despite the west, symmetry was preferred in the public buildings for representing the Republic Government. This was a compromise between modern and national (Egli, 2013, p.326) styles. International Architectural Style was dominant in

Turkey from 1927 to 1940 with contributions of the architects from German-speaking countries (Egli, 2013, p.324). One of the primary actors in modernity project of the country in this period was Swiss Ernest A. Egli whom was active on educational buildings and designed and constructed numerous educational buildings in Ankara at the same time Gazi Forest Farm from 1933s (Egli, 2013, p.324). The outstanding issue in the case of aesthetic control management in this period was the obligation of evaluating municipality and public buildings projects by the Cultural Management of the Ministry of National Education. The aim of this application was, bringing governmental determined national identity for public buildings (Egli, 2013, p.328). Most of the buildings were symmetry, two or three stories with horizontal effects by flat roof view (Egli, 2013, p.332). According to Tekeli (2014), the Republic was anticipated to creating healthy centred urbanization. Because M. Kemal Atatürk explained during his Republic Holiday speech that anywhere that had been a house for a Turkish would be the example of healthy, cleanness, beautifully and modern culture (Tekeli, 2010). In this scope, fast increasing of the country's population was a political aim of the government that would take place by healthy environments as the municipal responsibility. Municipalities strengthened by enacting various laws that gave different responsibilities to the municipalities during the 1920s. Civil Law No.743 that enacted in 1926 was among these laws. The Village Law No. 442 enacted in 1924 for defining that, areas with more than 2000 population would be referred to as a city and would have a municipality organization. In the Early Republican Period, national urbanism and national architecture movements arose from the national and cultural values (Karakaya, 2010, p.66). The main difference between Ottoman planning practice and early Republic planning practice was about property right that was about population exchange (*mübadele*) between Anatolian Greeks and Turkish people in Greece (Karakaya, 2010, p.86). Also in this period, urban planning came out to be seen as the topography skill and entered in the architectures interest area however establishment of the institutions lasted until 1930 (Tekeli, 2006). And also there were some local firms that established by some map engineers who educated in Ottoman Map Office, as the Technical Construction Firm (*Fenni İnşaat Şirketi*) in order to prepare of city maps (Karakaya, 2010). The 1930s was a critical period that other important events happened beside the urban planning program in the country. The most important issue was crossing to a single party regime that had been dominated until 1944.

Statist approach instead of populism approach of the previous period was the main approach of the time that caused central government authorization top of the local municipalities authorization and prohibited local governmental power. The statist approach also made the effect of the government in the economic areas mandatory. Between 1930 until 1945 institutional structure of urban planning was developed. At the same time urbanism schools established, that German's were affected in them. For example, Siedlung concept that was developed in German reflected in Turkey in terms of planning to house for the government's employees in the newly established factory areas (Tekeli, 2010).

At the same time as described in the previous part, there were some planning approaches in the West that affected urban planning practice of Turkey in this period. These approaches were, Picturesque, Garden City, Cite Industriel and Soviet Urbanism. In the case of aesthetic control management of the cities the main principles of these approaches in summary were as follows; organic development, humanizing and pedestrianizing the city and designing gardens for housing were among principles of picturesque approach of Sitte, who was not interested in looking at large networks of the road systems (King, 1997) and believed that 19th century's cities were monotone and non- artistic (Tekeli, 2010, p.35) and system of planning cities which involved strict grids and large blocks, was 'force art into silence' (King, 1997). While locating of the old cities by new cities, using of zoning system with greenbelts, boulevard in the form of a park, using geometric and symmetric forms in urban planning design and creating a new life between rural and urban style were among principles of the Garden City, integration of home and garden with orthogonal street networks and separating housing areas from public buildings as two functional parts of the city were among principles of the Cité Industriel of Garnier and decentralization of industry was among principles of Soviet City (Karakaya, 2010). But the Turkish republican governors found a compromise between principles of these approaches. As organic development of picturesque approach by Sitte did not comply with Turkish government ideology, instead of organic development the governors preferred Garden City approach by Ebenezer Howard. As well as the governors used the orthogonal street network with two functional parts from Garnier's approach in terms of Old Town and New Town parts and industrial foci from Soviet City approach in Early Republican Plans. For example in preparing of Ankara's development plan by Herman Jansen the professor at the Technical

University of Berlin in 1928 most of these principles were seen (Figure 3.3). Preservation of the old town of Ankara came into prominence as a symbol of Turkishness (Hastaoglu Martinidis, 2011). Designing of boulevards, creating sufficient amount of open spaces, developing ample amount of sports fields and green spaces for the urban population for the aim of public hygiene with a loose structure and low building densities and integrating the natural features and agricultural activities in the vicinity of the city could be seen in the plan (Burat, 2008). The well defined and integrated of green space in the plan also increased aesthetic attributes of the environment that were predominantly Sitte's aesthetic principles (Hastaoglu Martinidis, 2011).

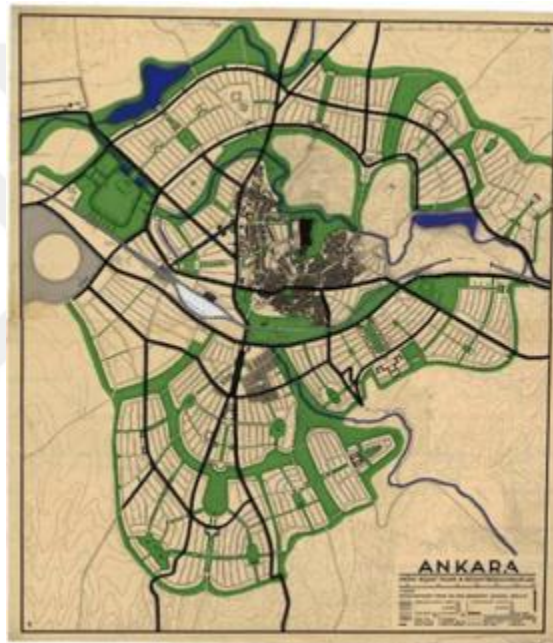


Figure 3.3: Ankara Development Plan by Herman Jansen in 1928 (Burat, 2008, p.56).

At the same time, Jansen preserved the old town. He proposed restoration of the Roman citadel as a landmark and predicted the extraordinary view of it and its timber-framed houses (Hastaoglu Martinidis, 2011). At the same time new laws enacted in the urban planning practice field. These changes affected the aesthetic features of the republic cities.

In the first decade of the republic reform Building Law (*Ebniye Kanunu*) of 1882 had been in effect (Durhan, 2009) and all changes were done on the old base maps. But with the enacting of the law number 642 some items of the Building law were changed in 1925 (Tekeli, 2010). By this law, new rules came again for management

of fireplaces (Durhan, 2009, p.38). According to these rules important arrangement authorization given for municipalities for preparing new plans for areas that more than 150 buildings burned inside them in the fire and proclaimed them as farms (Tekeli, 2010) also with exchanging population between Anatolian Greeks and Turkish people in Greece and appearing vacant lots, these areas proclaimed as farms for the aim of public areas with Municipality Parks or Community Halls (*Halkevleri*) for citizens (Karakaya, 2010). Actually, with this law, significant opportunities had been given for municipalities. In 1925 in accordance with the Government's ideology about creating sufficient amount of open spaces, developing ample amount of sports and recreation fields and green spaces for the urban population Atatürk Forest Farm (*Atatürk Orman Çiftliği*) established (Tekeli, 2010). This forest was presented for healthy and youth as the symbols of civilization that were the beginning ideas of Republic (Egli, 2013, p.332). Because in the 1930s sport in order to develop a healthy youth and achieving the physical education of the citizens be considered important by the Republic regime (Bilsel and Zelef, 2011). Planned and regular developing of the forest was started from the 1930s by the effects of Egli (Egli, 2013, p.332). In 1928 by the law number 1351 Ankara City Reconstruction Manager (*Ankara Şehir İmar Müdürlüğü*) established with the authorization of preparing and implementing construction plan for Ankara (Tekeli, 2010). This City Manager was not connected to the municipality or Şehremaneti but it was connected to the central government (*Dahiliye Vekaletine*) (Tekeli, 1977). During 1930s special laws enacted for the aim of constructing Ankara. Because succeeding of Ankara's construction would have been the success of Republic (Tekeli, 1977). Republic tried to set its urbanization ideology and standards, so the institutional structure of urban planning was developed until 1945 (Tekeli, 2010; Tekeli, 2014).

In the scope of the modernization project, some urban laws were enacted during 1930 until 1936 for creating institutional arrangement structures and guidance the physical feature of the cities. Municipal Law No. 1580 and Public Health Law No.1593 that enacted in 1930 were basic laws. These two basic laws were followed with the Building and Road Law No.2290, Municipal Bank law for providing a financial resource for municipalities and Concerning the Appearance of Engineering and Architectural Profession Law (*Mühendislik ve Mimarlık Mesleğinin Görülmesine İlişkin Yasa*) (Tekeli, 2006). The most important laws and articles that affected aesthetic control management of the cities were as follows,

1930 Municipal Law No.1580 prepared in order to the modernization of the municipality decision-making body and gave comprehensive authorities (The municipal socialism) to municipalities for establishing of contemporary and modern cities (Tekeli, 2010) by preparing Construction Plans and Basic Plans, basic urban services, basic urban infrastructures, healthy, cultural and religious services. The reasons of the law were, equality between the municipalities, the release of municipality service and activities, implementing a strong control over the municipalities, ensure the effective inspection over the municipality government system and extension of the municipality service (Cantemir, 2013). This law prepared with inspired by the French Municipal Law and appeared in a period when the urbanization was very slow and removed Dersaadet Municipality Laws and Ankara Municipality Law (*Ankara Şehremaneti Kanunu*) (Durhan, 2009). Before this Law Ottoman municipality provisions had done with adoption to the conditions of the day (Cantemir, 2013). Maybe the important issue in the law was the release of the municipals for doing every construction and development actions that were the need of citizens if not in opposition with governmental laws. These authorities that gave from the government to the municipalities increased until after World War II (Durhan, 2009). In the scope of aesthetic concerns republic administration with all these authorities had healthy concerns not beautiful city concerns in urban planning and administrating. This law according to Cantemir (2013) instead of solving the problems of the time emerged as a regulation that gone practical needs.

In 1935 by additional Law No. 2763, for municipalities with more than 10.000 population the main duties of municipality such as making map and construction plans as well as making drinking water, sport facilities and sewer affairs would be done by Internal Ministry and for this aim under the chairmanship of Internal Ministry, ‘Municipalities Construction Committees’ (*belediye imar heyeti*) established (Durhan, 2009). This establishment caused the implementation of central government order in urban construction. In order to improve health conditions and reach a healthy society, and life Public Health Law No.1593 or General Hygiene Law (*Umumi Hıfzıssıhha Kanunu*) enacted in 1930 and had some articles that intervened in the cities and affected aesthetic control management of the cities. In the fifth part of the law, there were articles about new cities that will be built. In the article 262 related municipalities for cities with more than 20.000 populations was responsible for preparing urban project within three years. This project should be

show rebuilt or corrected street's orientation and width, squares, gardens and monuments on the plan and should be approved from municipality council. As well as in the article 263 cities with each population should prepare this urban project if considered as spas cities. Following this law, in 1936 The School of Hygiene (*Hıfzısıhha Mektebi*) was established that in order to inform the public there were conference halls and library in it. As Karakaya (2010) described the concern of planning Republican cities was, improving health conditions in the cities by rearrangement of the health acts. And the actions that were done in this concern were, the establishment of canalization systems, broadening roads, planning healthy housing areas (Figure 3.4) and parks for industrial cities. Bahçelievler Housing area was the first sample model of healthy and modern neighbourhoods in the Early Republican years in Ankara (Karakaya, 2010). At the same time planning gardens and parks for cities in this time was one of the most important strategies for planning healthy and modern cities by the Republic.



Figure 3.4: Old wooden houses and newly established ‘modern’ houses, built by the Turkish State, next to them in Istanbul city center (Karakaya, 2010, p.81).

Building and Road Law No.2290 that enacted in 1933 was in force for 24 years until 1956 when the Reconstruction Law No. 6785 became in force. This law was the most important law in urban planning management at those times in order to break away from Ottoman's urban planning and development methods to creating modern and planned cities in Republic period and receipted from Berlin construction by-law Bauordnung (Durhan, 2009). The law contented of two parts. The first part had articles about the municipality plans and projects while the second part was about the buildings (Turk, 2003). In this law like other enacted laws, there was a requirement for compulsory of preparing the city's map by municipality or firms in five years. As

well as there were provisions about construction and repair. The approval process of these plans was under authorization of the Internal Ministry. With this clause planning approach had been centralized in Turkey. The second part of the law beside detailed information about buildings contained articles about construction permission and the ways of controlling the constructions by the municipalities (Turk, 2003). There were important articles about aesthetic control management in the law such as sidewalks, the colour of buildings, fences and balconies height that like the law to the construction regulations. According to Tekeli (2001, as cited in Turk, 2003), the law was as a reconstruction regulation rather than reconstruction law. The law brought detailed rigid regulations in the design field. So it was criticized in the First Reconstruction Congress in 1955 (Turk, 2003). The congress criticized distributed expropriating provisions which made implementing of the Detailed Local Plans so harder (Turk, 2003, p.87). Also, there were other innovations in Law no.2290 such as taking urban planning, making population projection, accepting of standards, zoning approach, authorizing the city council for public affairs (Duyguluer, 1989). Also, the %25 amount of deductions from the land during planning operations was set in the Law. The standards in detail would be calculated according to the population projection in the next 50 years and the amount of different need areas. These land use standards of the law were as Table 3.1 (Law no. 2290, 2016);

Table 3.1: land use standards of the law no.2290.

m^2	Function
Population *50	for house, garden, path and squares
Population *4	for trade and industry
Population *4	for grove, meadow, lake and playground
Population *3	for hospital, cemetery and bathhouse
Population *2	for official and military institutions and teaching areas
Population *2	for school and library

In the case of urban aesthetic control management, there were some principles that Duyguluer (1989) categorized them as paths, areas, building high, the distance between buildings, parcelling, building construction, facades and overhangs. These principles were like these, minimum path width would be 9.5 m and increases would be a constant value of 2.5 m. Minimum path slope would be 1/250, for main roads and streets maximum %4 and %10. Half diameter curved would be minimum 100m

and maximum 30m. Combining of more than 4 paths in a position and dead-end paths were prohibited. For the paths that railroads passed from inside them would be put 30m free in two sides of it. The corners of construction areas must be a vertical angle with the dimensions of 50-80 and 150-250 for residence areas, 25-50 and 75-150 for trade areas and 80-120 and 250-400 for industrial areas. The number of buildings floors would be determined with the importance and position of the paths. The height of buildings that would be built beside the city square or streets would be determined by the municipality. In the case of distance between buildings, for brick stone buildings, 3m should be passed in two sides of the building that was 5m for wooden buildings. Land width would be determined with municipality according to regulatory rules. Maximum 75cm overhangs of buildings would be accepted when the path width had been minimum 9.5 m. Building façade colour and construction style would be determined with municipality too. The law also determined 10 meters distance along the waterfronts for depth of building and forces that strip to be left to the public use (Burat, 2008). In order to plane green belts, the article 45 of the law brought an obligation that each household should plant a tree each year on the days specified by the municipalities. The areas that had twice amounts of population meters greenwood exempted from this article. The municipalities were responsible for the protection of these greenwoods. There were some other provisions that could be considered as aesthetic control management subjects. There were about, buildings colour that was under the authorization of municipality, balcony, terrace and window parapet, garden walls, shaft size, drainpipes, kitchen and bathroom, stairs and so on. Most of these subjects contained the size of materials that explained accepting of standards in order to get regular and organized urbanization. Duyguluer (1989) called these regulars as stereotyping the architecture (*mimarini kalıplaştırmak*) because all cities had to use the same number and size without attention to features of the city. And believes that instead of these standards using maximum and minimum phrase would be proper than the absolute number. As described before, according to Tekeli (2010) and Turk (2003) these rigid planning attitudes and details in the law came from building regulation of Berlin (Bauordnung). But the law had been inadequate to meet the needs of the period's situation because of all development activities were taking place within the municipal borders so the settlement pressure around the cities with uncontrolled squatter settlements increased (Yıldırım, 2008).

In 1935 the Law No.2763 enacted in addition to the Municipality Law No.1580. With this law preparing construction maps, water board, sports areas and canalization affairs were under the authority of Internal Ministry (*Dahiliye Vekaleti*) for municipalities with more than 10.000 populations. For this aim, Municipalities Construction Commissions should be established inside the Ministry of Internal. With this law city's construction decisions and affairs done by the central government (Durhan, 2009). Besides this, the municipalities by making a tender to professional architects could prepare map and Local Land Use plans. After this year in order to meet searching needs the Urbanism Science Committee (*Şehircilik Fen Heyeti*) established that was related to the Ministry of Public Works Building and Construction Manager (Durhan, 2009). This Committee was in effect until 1945. These initiatives were because of perceiving urban planning as an area of science by the Republican cadre (Karakaya, 2010).

In 1936 General Regulation in Order to Arrange Cities Local Land Use plans (*Şehirlerin İmar Planlarının Tanzimi İşlerine Ait Umumi Talimatname*) was accepted. According to article 11 of the regulation, all local land use plans should be approved by the Health and Social Assistance (*Sıhhat ve İctimai Muavenet Vekilince*) before approving by the Ministry. So with this article researching plans in terms of healthy legislations had been requested (Durhan, 2009). Main points in the regulation were, the necessity of preparing local land use plans with attention to the city's character, the association of trade with industrial areas and associated them with the paths that railroads pass from them. According to the regulation constructing of high buildings like tower due to the necessity of architecture or construction, would be happening is shown in the local land use plans (Duyguluer, 1989). Story height would be calculated according to the city's population in the law. For example cities with population up to 8000 would have buildings with two floors, cities with population up to 50000 would have buildings with three floors and cities with more than these values would have buildings with maximum five floors (Tekeli, 2010, p.96). The city's topography and climate features had been considered in the regulation in accordance with choosing transportation and economical points inside the city for future conditions. According to Tekeli (2010) making urban plans was taken to the discipline and been rigid by this regulation. Again according to the regulation the actual process for preparing urban plans was accepted as competition. And who was related in preparing plans should be graduated from Architectural and

Fine Art academies thus, cities would be planned by the experts. This planning form was simultaneous with Practical City planning approach in the West (Tekeli, 2010). In 1939 Organization and Duties of Ministry of Public Works Law No. 3611 enacted (*Nafia Vekaleti Teşkilat ve Vazifelerine Dair Kanun*). This law brought standards for making the city plan and opened the way of specialized a ministry in this regard (Cantemir, 2013)

As described before foreign planners invited to Turkey in order to prepare urban plans. One of the most important planners that effected Turkish cities and brought innovations in terms of aesthetic control management was Henri Prost. Prost was the most prominent figure of French ‘culturalist’ planning, which marries functionalism with urban aesthetics (Hastaoglu Martinidis, 2011, p.171). He was invited at 1936 in order to prepare the Istanbul Master Plan. He was worked on the plan between 1936 until 1951 with the main goal of transforming the historic former capital to a modern city (Bilsel and Zelef, 2011). Prost’s plan for historical peninsula was looked Haussmann’s plan for Paris with the pragmatic approach for the aim of creating a beautiful and contemporary city (Pinon, 2010). The plan features were as follows, opening of new roads and public squares instead of expanding existing roads for the aim of improving traffic problem (Figure 3.5), considering urban silhouette and natural assets, harmonizing historic areas and implementing zoning system for example of the industrial areas (Pinon, 2010) with a number of large green areas that are considered with reference to Prost’s Space Libre concept (Bilsel and Zelef, 2011). In order to combine roads Prost proposed tunnel, viaduct and bridge with considering city’s topography. For protecting the historic monuments Prost brought 25-meter limitation (Pinon, 2010, p.87) on the height of the apartment buildings in the zone that closed for constructing around and beyond the land wall. The concept of the expropriation of height was developed by Prost with the objective of improving the city’s silhouette while decreasing the density of the old city and also improving hygienic conditions. The main aim was reducing the height of unhygienic buildings. This was done by the demolition of floors that exceed the maximum height according to the width of the roads and the dimensions of the courtyards authorized by the hygiene rules in the new districts (Pinon, 2010, p.80-95). As well as reconstitution effects were being seen in the Prost plans for example in the rearrangement proposal for the Sultanahmet Square (Figure 3.6) (Tekeli, 2010).

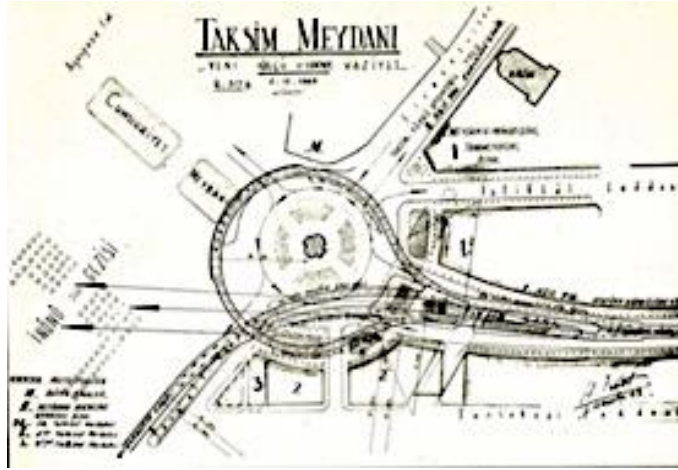


Figure 3.5: Taksim Square, Istanbul by Henri Prost 1943 (Durhan, 2009, p.240).



Figure 3.6: Prost's plan for Sultanahmet Square 1940 (Durhan, 2009, p.240).

At the same time, Henri Prost as a Beaux-Arts graduated was invited to contribute as a consultant architect planner for Izmir plan that had destroyed in a fire by arson at the end of the Greco-Turkish war in 1922 (Hastaoglu Martinidis, 2011). The young Turkish Republic wanted to remove all traces of the multi-ethnic town (Hastaoglu Martinidis, 2011) by rebuilding it as a modern city. According to Hastaoglu Martinidis (2011, p.170), opening the way to an innovation planning practice was done by the 1924 'nationalized' Izmir. The plan was produced for a large city within the scope of the newly founded Republic of Turkey (Figure 3.7). For the Dangers aesthetic effects in the cities could be achieved with the integration of nature into the cities under an aquatic or vegetal form (Hastaoglu Martinidis, 2011). Izmir plans prepared by Dangers with a system of large open spaces and diagonal avenues (Hastaoglu Martinidis, 2011) for creating visual axes with the sea or other

monuments such as the Citadel (Hastaoglu Martinidis, 2011) with the suggestion a regular layout for the burnt-out district (Hastaoglu Martinidis, 2011). But the plan that was approved in 1925 first revised by the municipality's technical committee. The committee reduced the wide of the streets (from 35 to 15 meters) as well as the surface area of the public spaces along the quay (Hastaoglu Martinidis, 2011).



Figure 3.7: Prost and Dangers plan for Izmir (1924) (Hastaoglu Martinidis, 2011, p.172).

As Tekeli (2010) described the main planning practice of this period was preparing plans for existing cities and as Hastaoglu Martinidis (2011) discussed urban aesthetics was used as a vehicle to modernize the inherited cities (Hastaoglu Martinidis, 2011) or achieving a novel and nationally appropriate urban forms. The aesthetic control management principles that taken in the plans were as follows, protecting city's character, creating modern transportation networks, planning green belts, protecting monuments with old, historic, aesthetic and art values and demolishing buildings that caused deforming around these monuments (Tekeli, 2010).

3.3. Urban Planning Practice and Aesthetic Control Management Between 1950 and 1980

The most important feature of the time was returning to the planned years after World War II. In the second part of the 1950s until 1960 pragmatic method of Incremental Planning Approach developed in Europe by Charles E. Lindblom. It was developed as an alternative to Comprehensive Planning Approach (Ayrancı, 2013) that developed as formal planning approach and parallel to being active of the government in all areas. The aim of this approach was to give results in a short time,

produce quick and fragmentary solutions for problems such as infrastructure, social topics and transportation. In brief choosing, appropriate solutions for current conditions and the socio-economic environment was the main aim of the approach. This planning approach became used again in the Neoliberal period too (Ersoy, 2012). In 1960's the scope of planning changed from how should be planning to whom should be planned for. This planning approach was as critical to a comprehensive planning approach and it was named as Advocacy and Pluralism Planning. With this planning oppressed and excluded community involved in the planning process, so different groups with different aims about the city included in the planning (Ayrancı, 2013, p.18).

In the case of Turkey by the Marshal aid of the United States, the modernization and mechanization of agriculture sector started. Subsequently, besides big cities like Istanbul, Ankara and Izmir in all cities of Turkey uncontrolled population growth occurred. Rapid urbanization and migration caused lack of planned areas and conceived housing problems that squatter houses on public or private lands far away from municipal control (*gecekondu*) were the solution (Sinacı, 2009) that developed by the immigrants in Turkey and been the problem of the modern urbanization. This solution from immigrants resulted in dual spatial structures that were formal and informal settlements side by side (Balaban, 2012). In the 1970s satellite cities emerged while rapid urbanization continued with the migration case and in the 1980s while urbanization speed declining transformation concept came up in the city centres (Hun Bilen, 2013). So, the Government brought legal and institutional arrangements for these problems in this period and development and growth strategies with comprehensive- rationalism urban planning approach that was the formal planning approach especially after The World War II, emerged in Turkey and lasted from 1960 until the 1980s (Şengül, 2012). The concept of public welfare was in the centre of this planning approach. In these strategies, the Government was the central role that developed the planning institutions with the establishment of The Ministry of Construction and Housing in 1958 that was the most strategic tool. Following it, State Planning Institute (DPT) established in 1960 for the aim of preparing five-year development plans (Ayataç, 2010). After 1945 changing from statism to market economy could be seen in Turkey too. This period coincided with crossing to the multi-party system in the country (Cantemir, 2013). In the case of aesthetic control management that related to urban planning practices, changing

political trend affected urban planning approaches that caused changes in the aesthetic control management of the cities. Istanbul was in the centre of this period's situations. In this scope Adnan Menderes, prime minister of the period, explained his vision of a contemporary city as *'Essential to the needs of the residents, the roads and avenues are vitally important. This is why major junctions and squares, carrying the majority of the traffic, need to be redefined and reconstructed. We must plan and build large, handsome squares and open up wide avenues. We must greet the visitors arriving by air or land with first-class roads and decorate the city with statues reflecting its heritage'* (Ayataç, 2010, p.6). The interventions that took place during this period included the complete demolition of inner-city neighbourhoods for the construction of transportation arteries. These arteries were the opening of the Vatan, Millet and Atatürk boulevards in the Historic Peninsula of Istanbul and the silhouette of the main monuments such as Süleymaniye and Eminönü Mosques (Günay et al., 2015). In the planning applications, in accordance with the aesthetic control management, in Menderes's view, there was an important goal to solve the traffic problems as well as to beautify the city (Figure 3.8). In addition, the projects in this period caused great concern for the protection of the historical environment (Günay et al, 2015) with putting forward the city's monuments. The occurrence of these changes in the scope of aesthetic control management has been examined in terms of laws.



Figure 3.8: Keneedy Avenue and Vatan Boulevard were Adnan Menderes operations in order to solve the city traffic (Ayataç, 2010, p.6).

As described before the squatter problem started after the urbanization process in the country in this period. Ankara as a capital city that experienced rapid urbanization grew unplanned that the Law No.5218 legitimized this process for a year from June 1948. With the law who would be rehabilitated its squatter would not be judged with the contents of Building and Road Law No.2290 and whose squatter demolished would be made a building in the place that indicated by the municipality (Cantemir, 2013). This legitimization expanded in the whole country on June 1949. The most important law in this period that all constructions of both areas inside the municipality boundaries and contiguous areas outside municipal boundaries were subject to the provisions of it was Reconstruction Law No.6785 (Turk, 2005). The law came into force on July 1956 and contained general principles about planning, building and control. This was a comprehensive planning law that enacted instead of the Building and Road Law No.2290 in 1933 because the Building and Road Law was no longer inadequate in terms of urban planning. With this law the planning rights of municipalities transferring to the central government. Following this law, the Ministry of Reconstruction and Housing established in 1958 that started to work on Metropolitan Planning affairs with establishing offices in big cities like Izmir, Ankara and Istanbul. With the first part of this law for all buildings that would be built inside the municipality borders getting permission from the municipality was necessary. In the case of aesthetic control management of the cities there were some articles that directly or indirectly related to the issue (Figure 3.9). Especially part three of the law that was about subdivided and adjacent of parcels. The adjacent area was firstly stated in this law that according to Yıldırım (2008) this concept was declared in order to direct prospective of the city because of illegal constructions developed of rapid urbanization around the cities. For example, in article 32, there was a provision that must not be built buildings in front of the façade line. Article 25 had clauses that indirectly related to aesthetic control management. According to this article; the floor height, total number, depth, overhangs, materials of the buildings or outhouses that will be built, the limits from the neighbours with façade and size of the parcel and yard arrangement shall be determined in the prepared regulations and guidelines. Article 52 of the law was directly related to aesthetic control management issues. According to this article; all debris, deposit, noise, smoke, cave, pit and like these in the areas, houses and so on that violated public's health and appeared objectionable in terms of aesthetic and traffic shall be eliminated. Also, there were

some positive aspects in the law such as municipalities with more than 5000 populations had responsibility for preparing Local Land Use and Sewerage Plan and municipalities with a population less than 5000 had responsibility for preparing Road Direction Plan. Also, control of the zones in the city limits in order to prevent land speculation was in the responsibility of the municipalities. On July 1972 some changes were made in the Reconstruction Law that brought some aesthetic issues about the cities indirectly. For example, according to article 28, all green areas could not be reduced down to 7 m^2 per person that based on a population of the planning requirement. In the additional article 5 of this law, the occupation of sidewalks was not allowed except for exceptions. And in the additional article 6, there was a provision about the necessity of the protection of ancient artefacts and historical structures with architectural values such as inns, hamam, caravanserai, mansion, prayer rooms and so on. And in the additional article 7 buildings could not be built within the distance of fewer than 10 meters from sea, lake or river edge.

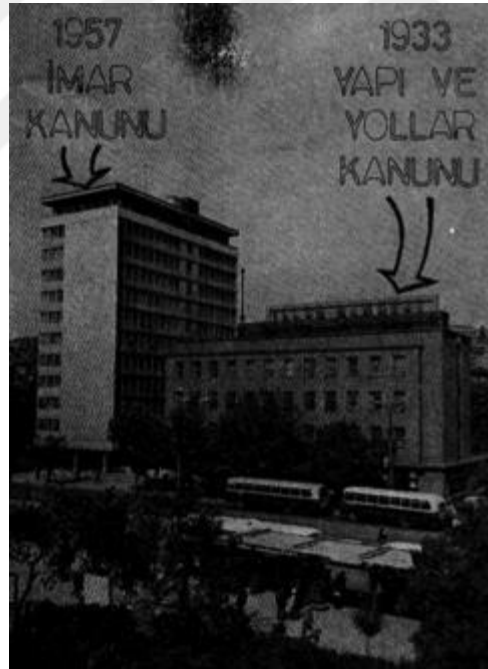


Figure 3.9: Effect of law no.6785 on total number and height of the floors (Duyguluer, 1989, p.3).

On June 1965 Condominium Law (*Kat Mülkiyeti Yasası*) No.634 came into force. This law was important in terms of affecting cities physical features on the other words aesthetic features of the cities. This law defines the ownership rights of the owners held on the basis of land share and independent unit prior to/during and after the construction of a building. Also, the usage and management rights regarding the

common areas (housekeeper's flat, shelter etc.) and independent unit attachment (bunker etc.) were defined. The two important concepts defined by the Law are the concepts of construction servitude and property ownership. Construction servitude means; the registration state with respect to the rights prior to or during the construction of a building, where property ownership means the registration statement with respect to the rights on each independent section (units capable of being used respectively such as floor, flat, office, shop, store, cellar, and storeroom) of a completed building. The construction servitude established by the landowner or common owners upon the uncompleted building is transformed into property ownership by this law. A part of the law text focuses on the conditions required for the establishment of construction servitude and property ownership and the process of official registration proceedings to be conducted between the owners and concerned institutions. At the second phase of the law, the procedures, rights and duties with respect to financial and administrative management of uncompleted main real estate by its owners/building residents were discussed. The selection of the manager for the administration of the main real estate and preparation of the management plan, the decision making process of those interesting all owners in the generality of structure, meeting the maintenance, repair and needs of the structure and duty and responsibilities of the owners against each other were defined under this law. As Yenice (2014) described, this law brought demolishing less dense licensed housing stock inside the cities especially in the city centres that had small and very fragmented ownership patterns and transforming to the multi-storey apartment buildings in generally adjacent structure fabric. By this law, for the buildings on and around boulevards 9 to 10 storey were determined and for the buildings in the streets behind main boulevards, 6 to more storey were determined (Şahin, 2007). According to Şahin (2007, p.73) this completely distorted the low-density settlement structure ordered through building coefficients rather than the number of flats. With increasing densities and populations in the city centres the quality of urban spaces reduced and problems such as traffic and air pollutions increased. At the same time, reproduction of urban rents started and spread rapidly with increasing number of flats. And caused some changes in the features of the cities like adding gardens to the buildings, transforming penthouses into full flats, demolishing the old buildings and setting new façade lines (Şahin, 2007, p.73). In fact, in accordance with the provisions of this law, condominium ownership may be

used in separate or certain parts of the property. These parts can be an apartment or a flat, office bureau or shop which are used by the owner or will be put by the associated owner to be used later. As described before, rapid growth and massive migration in this period that caused rapid urbanization, brought construction of illegal houses, squatters or so-called *gecekondus*. During this period, informal development processes spread rapidly both in the slums (slum dwellings) and in the urban areas as illegal subdivisions, in a more favourable political and institutional framework (Yönder, 1998). This process happened spatially in the large cities of Turkey as Istanbul, Izmir and Ankara and turned the cities into sprawling metropolitan areas. In this period another law on spatial planning was the Law on Squatters No.775 (*Gecekondu Kanunu*) that enacted on July 1966. This law brought the first squatter amnesty and caused squatter owners started to rent out their units during the late 1960 and into the 1970s. Because after this amnesty the aim of constructing squatter was not just for the need of houses and this law caused squatters as commercial assets and investment by construction firms for preparing land and equipment for the poor. The amnesty process of squatters was been faster during the 1970s. Because reclamation of squatter areas instead of destruction of them been the principle (Torlak, 2003). The scope and aim of the law were improving existing inhabited *gecekondus* or spontaneous settlements while clearing out the uninhabitable ones, preparing sites and developing low-cost housing and preventing new *gecekondu* settlements (Leitmann and Baharoğlu, 1999). Or as Yıldırım (2008, p.61) described three purposes of the law were, rehabilitating houses in improvement zone, demolishing houses in elimination zone and building or renting cheap houses or supplying suitable lands for housing construction in prevention zone. There were phrases about providing lands for municipalities in article 3 and the purpose of what these lands can be used in article 7. According to the article, 7 lands under the possession of municipality could be separated into residential construction areas according to Mass Housing Administration's decision. In article 12, there were phrases about the ways of gathering found and in the article 13 the ways of using these found. According to the article, 12 municipalities could use these found for the aims of building social houses, core houses or temporary guest houses with the permission of Mass Housing Administration. Also, improvement of squatter areas with making path, square, sewer, water, electricity and public services and facilities like these in accordance to Mass Housing

Administration's approved project was under the authorization of the municipalities. According to the article 19 of the law selecting the areas for the aim of the reestablishment of social houses or improvement of squatters or preparing plans, arranging the Detailed Local Plans were under the authorization of related municipalities with the control of Mass Housing Administration. Also, the Administration can be rejecting, sending back, confirming and doing these plans itself. Likewise in these years with the laws about social insurance institution, the production of mass housing by cooperatives encouraged.

When it comes to 1980s, transforming of the city centres and squatter settlements with transferring industrial areas outside of the city centres could be seen in Turkish cities, besides fast urbanization. Enacting a Law no.2981 in 1984 played an important role in transforming of the squatter settlements. The law was, Some Actions to be Apply for Constructions Against Reconstruction and Gecekondu Legislations and Amendment of an Article of the Law No.6785 (*İmar Ve Gecekondu Mevzuatına Aykırı Yapılara Uygulanacak Bazı İşlemler ve 6785 Sayılı İmar Kanununun Bir Maddesinin Değiştirilmesi Hakkında Kanun*). This was the last Building Amnesty law. With this law, the opportunity of preparing reclamation zoning plan for squatter areas emerged. At the same time increasing the floor number of the squatter settlements, buying and selling of them or giving them for contractors been easier (Uzun, 2006). In the case of the aesthetic issue, these changes caused dense reinforced the concrete texture inside the cities (Torlak, 2003). With these changes dual zoning arrangements done in the housing areas. These were regular and irregular housing areas. The provisions of Reconstruction law applied for the regular housing areas, while reclamation was done for squatter settlements (Torlak, 2003).

3.4. Urban Planning Practice and Aesthetic Control Management between 1980 and 2000

Economical liberalization with structural adjustment policies was the main feature of this period. According to the literature, this period can be evaluated into two phases. These are 1981 to 1988 and 1989 to 1998. Structural adjustment with export promotion, control on capital inflows, integration to the global markets with commodity trade liberalization were the main characteristics of the first phase. The elimination of the controls on foreign capital transactions and the explanation of the Turkish Lira's convertibility in 1989 was the content of the second phase. Thus,

Turkey has opened its domestic market presence in the global financial competition (Boratav et al, 2000). This was because of the economic crisis at the beginning of the 1980s. Neoliberal economic policies had been the main mechanism for development within the short term in this period that required a shift from state-centred economic development to market-based economic development. This was a response to the weakening of the country's financial power (Ozkan and Turk, 2016). According to the Scholars of urban neoliberalism's point of view, the temporary and uncertain aspect of the economic geography of the world was because of the increasing the dominance of financial markets, the proliferation of complex forms of monetary capital (Karaman, 2013) and their evolving speculative capacities (Karaman, 2013). Unpredictable circumstance brought competitiveness that long accepted as a meaningful concept in the corporate world (Karaman, 2013). competitiveness is now considered indispensable to the economic prospects of a city (Karaman, 2013). Under these circumstances, cities, like businesses, started to be in competition with each other for securing or defending their share of the global market (Karaman, 2013, p.717). The new economic development process that the country entered in was defined as 'globalization'. The origin of the globalization was in the 1970's developed western countries, because of a reduction in capital's profit (Kılıçaslan, 2013). According to Kazgan (as cited in Kılıçaslan, 2013, p.5), globalization is an economical politic bundle, which implements with strengthening theories of the neoclassical school's ideologies and laissez-faire. Globalization includes liberalizing the movement of capital (at the same time properties and services) beyond the state borders by removing the governmental control (Kazgan, 2009. P.199). But Kazgan (2009, p.155) believes that globalization has a contradiction inside it. Because while it tries to integrate economies with liberalizing the movement of capital at the same time, intensifies social and cultural discrimination in the environment. As Kazgan (2009, p.156) describes this was based on the idea that the West is socio-biological superior from the environment countries. With the neoliberal politics, locality gained importance again. Because according to Kazgan (2009, p.18) two dimensions were important for the erosion of the domination of the nation-state. The first was, transferring the nation state's political and economical authorization to the supranational institutions. The latter was, increasing the strength of the local governments. With this, the central government transfers its authorities, responsibilities and possibilities to the subunits

within it (Kazgan, 2009). Indeed, in the 1980s the protectionist attitudes that dominate economic policy in Turkey, to increase reliance on market forces have been the turning point of the economic policies in Turkey (Altay, 2011, p.96). So creating new space and increasing competition between spaces caused reconfiguring the cities in the national and international scale. New conditions in the economic area caused investment in the built environment instead of in the large-scale industry and opening urban spaces to the manipulations and speculations of capital. This also because of 'housing' and 'unemployment', was among the most important problems of the government (Özalp and Erkut, 2016). Competition between cities with sector-based growth strategies done by the firms and private sector started marketing natural and cultural resources as well as urban lands as a commodity. After 1980, planning and control practice in the international and global relation level began to lose its 'top-down' centralized nature in Turkey. In the process of a market-oriented economy, more activities that previously done by the government (Kayasü and Yeşilkul, 2014) started to be done by non-government agencies and individuals (Kayasü and Yeşilkul, 2014) and private sectors. Actually, the privatization process has been important from the 1990s. In 1994 the Law on Concerning Arrangements for The Implementation of Privatization and Amending Certain Laws and Decrees with The Force of Law (Yıldırım, 2008) No.4046 enacted. Following the law, the Privatization Administration has been established in the same year that caused pressure on the planning system and legitimization of rents and speculation in this area. According to Keleş (2000, p.5) with the scope of this law, privatized economical public institutions together with public lands symbolize a backward movement both in terms of planning and public benefit. With the introduction of privatization into the Constitution in 1999, privatization applications by gaining another dimension have begun to come to the agenda together with large-scale (mega) projects (Özalp and Erkut, 2016, p.242). The reflection of the process on the cities can be seen as constructing of shopping malls, five-star hotels and business centres.

As described before the changes in the socio-economic and political area caused changes in the planning area too. In terms of planning implementations scope there was a shift to strategic planning approach and in terms of quality, there was a shift to supranational planning (Sınacı, 2009). In other words, this situation caused flexibility in planning area (Ozkan and Turk, 2016). On the other words the phenomenon of

illegal developments was the subject of several special legislations (Unsal, 2009, p.2). For the aim of increasing competitions between cities in culture and tourism area or creating the urban image, some special purpose laws started to enact from the 1980s. These laws caused a flexible approach of strategic planning system as short-term and sector-based planning in the cities for development of the private sector. Besides these changes, migration events, as well as legalized squatter housing (gecekondu), affected socio-economical features of the cities. Providing of the squatter housing continued and increased in this period and the second wave of internal migration happened. During the 1980s the population of rural areas declines in numbers that caused spatial growth of the cities rapidly and uneven with the reason for migration. The cities such as Istanbul, Ankara and Izmir received important migrants as large cities (Günay et al., 2015). The new population established themselves either in vacant historic housing in central locations or periphery areas of cities. This process has another reason that was according to Kiliç et al. (2012) the separation of the control mechanism and acts of planning actors. This separation caused taking place of individual actions in planning control mechanisms that they named it as individual-interest-based urbanism and gecekondu is one of its examples (Kiliç et al, 2012). Karaman (2010) has qualified gecekondu as a self-help housing form and has continued that is very rare to understand the settlements in Istanbul today in the original sense. Under conditions of sustained growth (Karaman, 2013) in the real estate markets, most of what used to be (Karaman, 2013) low density, modestly built settlements resembling villages in appearance (Karaman, 2013) has rapidly turned into high-density urban neighbourhoods made up of five to six stories apartment buildings. The history of this rapid physical transformation parallels the history of the commodification of gecekondu (Karaman, 2010, p.79). This change led to both increase in the density of cities and expand the size of cities. Gated communities are the concept of luxurious and secure homes in the suburbs of the cities that the upper-class community started to live in them in this period. At the same time Istanbul that is the main economic centre with most populated metropolis in Turkey, has been as a 'world city' since the mid-1980s (Bilsel and Zelef, 2011). In the 1980s with decentralization of the local government, more power, resources and authority were given to the local government. The main reason of this attitude was democratization, which drives from the pluralist state theory that would cause done the needs and demands of local people more efficiently as well as increased

participation of local people in the decision-making process (Ersoy, 2001). In order to give legitimacy to local authorities as well as increasing competitions between the cities beside laws and regulations, some special purpose laws enacted too. These laws and regulations changed the cities features and also aesthetic control management during the time. As most laws and regulations, as well as special purpose laws, are in force until now the detailed contents of the laws in terms of aesthetic control management will be discussed ahead. The general aspects of urban reconstruction laws and regulations have been discussed here.

One of the most important laws that determined the macro form of the cities in this period was Reconstruction Law No.3194 that enacted in May 1985. By this law, urban planning practice changed from the centralized position into the local position in Turkey. The purpose of the law is, to ensure the establishment of settlement areas and structures that upon in compliance with planning, health and environmental conditions. And the scope of the law is, plans for areas remaining inside or located outside of Municipality and residential areas and all structures to be constructed, whether public or private, are subject to provisions of this Act.

The Reconstruction Law has changed the planning system in two aspects. The first one relates to the delegation of the planning authority. The Reconstruction Law has ensured the delegation of the planning authority from the central government to the local government on the one hand and empowered central government units to use their planning authority by leaving an open door to special-purpose laws on the other. The effects of the latter have increased more over time (Unal, 2008). The second one involves the adoption of a deregulation policy. Deregulation is ensured by a delegation of the planning authority to local governments to a certain extent due to an increase in the efficiency of the local policy on approval processes of plans. The significant increase in the number of plan changes after 1985 is the main indicator of this (Ozkan and Turk, 2016, p.32). According to the law, the limits of the powers and responsibilities given to the local governments are unclear and different institutions from each other can use authorities. The law also supports planning amendments by partial planning and piecemeal plans in the physical field (Özalp and Erkut, 2016, p.241).

With increasing local authorities on planning process reshaping new development areas started under the expectations of effective actors in the land market that force

local authorities. By the amendments of the plans, piecemeal implementations had done because of high urban rent and public benefit principle of planning pushed into the background (Kilinç et al., 2012). In almost all major cities has been initiated comprehensive planning and construction works. Municipalities started to produce local physical plans. These plans include the Schedule of Statutory Notes that is attached to local physical plans. The schedule gives detailed information on unexplained issues in local physical plans. Control of building density in terms of plot area ratios and site coverages is sometimes stipulated in the Notes (Turk and Demircioglu, 2013) ‘The Schedule of Statutory Notes’ can affect directly aesthetic issues like form, height, materials etc. According to Ozkan and Turk (2016, p.42), the schedule of statutory notes has interfered in all design areas such as housing characteristics including, but not limited to, building height, building size and form, area, architectural characteristics and housing typology. These design criteria have set by the developers. There were also some articles that related indirectly with aesthetic issues. For example, the law brought the opportunity for constructing more than one building in a single plot. Also in the Regulation upon Planned Fields that enacted in 1985, there were articles about aesthetic control management. In these articles relevant authorities with taking a parliamentary decision could bring rules about construction’s aesthetic, colour, roof and facade covering, using local materials and local architectural style where considered appropriate. While as a national government organization, the Ministry of Reconstruction and Resettlement was in charge of the planning preparation and approval process, implementations and controls of the plans within municipal boundaries were under the duties of municipalities (Zibel, 2007, p.120). By this law, municipalities were responsible for preparing, approval, implementation and controlling all plans within their boundaries. There is one article in the law that directly related to the aesthetic control management before changes in 2013. These changes will be discussed detailed in the next part. According to article 40, ‘for debris and accumulations, installations that emit noise and smoke, private waterways, sewer, pits, wells, caves and similar others on lands, in houses and other places, which breach health and safety conditions and are deemed inconvenient in terms of urbanism, aesthetics and traffic, notice is served to relevant persons requesting remedy to such inconvenience and prevention of reoccurrence’ (Reconstruction Law, 1985). The law has also some issues that indirectly related to the aesthetic control management. These issues are as follows,

no buildings may be constructed in excess of the front line shown on the zoning plans. If the portion of any land remaining behind the front line is not adequate enough for a building construction compliant with principles of the plan and regulations, and if provisions of article 18 are not applied within periods prescribed by article 10, depending on whether it is included in the 5-year reconstruction program, the whole of the land is expropriated by the relevant administration upon the written application of the landlord (Article 12-Reconstruction Law, 1985). As well as in article 21, it is mandatory to obtain a building permit for all structures covered by this Act, save the exception provided by article 26, from municipalities or governorates. Any alteration of a structure for which a building permit was obtained is also subject to building permit. In such a case, if the gross area and qualities of the independent partitions do not change, the building permit is not subject to any tax, duty or charge. However, repairs of joints, interior and exterior plaster, painting, chalk painting, gutters, shoots, joinery, floor-ceiling coverings, electric-sanitary installation repairs, roof repairs, re-roofing, and other alterations and repairs which do not affect the load-bearing system and are stated in reconstruction regulations issued by municipalities are not subject to building permit.

Municipalities and governorates are entitled to determine the material and colours of the outer façade painting, covering, and roofing to ensure a pleasant appearance, harmony among structures, all in consideration of the attributes of the vicinity and environment. Structures erected prior to the promulgation of this Act are subject to this provision as well.

Another main article that affected forms of fields and lands so affected aesthetic control of the parcels is article 18. According to this article, municipalities are authorized to unify real estate with owners of lands or fields within boundaries of the reconstruction zone, whether with or without building, and/or with road surpluses, without the need of consent of other holders of rights; re-divide them to blocks and parcels compliant with the zoning plan, distribute them to holders of rights on basis of independent, shared or condominium rights and have them registered ex-officio. If said places are outside of the municipal or residential zones, the aforementioned rights are exercised by governorates (Reconstruction Law, 1985). According to Yıldırım (2008, p.65) within the framework of the Reconstruction Law, constructing at parcel scale allowed by Provincial Directorate of Public Works and Settlement that

caused the development of fragmented housing patterns. This pattern brought some problems in the administrative area for managing and coordinating of planning applications as well as controlling facilities such as informal and speculative building, lost of public lands, lost of agricultural lands etc.

Another important law that affected Turkish cities from 1980 until 2000 is Mass Housing Law No.2985 that enacted on March 1984. The law emerged with the main purpose of provide housing for lower and middle income groups as well as development of slum areas (gecekondu), infrastructure and cadaster activities, reduction of construction costs, development of technology and manufacturing industry for mass housing, development of construction industrial techniques and tools that are appropriate for national conditions and materials, provide cheap land for housing activities and development of newly urbanized residential areas and so on. In order to do these aims housing fund was established for Mass Housing Administration (TOKİ) as autonomy mass housing fund (Mass Housing Law, 2017). With this law, The Housing Development Administration (TOKİ) provided credit during almost 20 years for housing construction that major of them constructed by cooperatives (Türel, 2012). Mass housing areas that were areas for the aim of overcoming housing shortage and meeting the housing needs spatially for the low-come peoples, been big projects and created new residential areas for the cities after 1980. With this law, the share of housing cooperatives increased from 8.7% in 1980 to 25.2% in 1990 in total housing supply (Özdemir Darby, 2011, p.1103).According to Özdemir Darby (2011, p.1103) although public monies were used to subsidize these cooperatives (Özdemir, 2011), 63.4% of the cooperatives were not controlled by officials (Özdemir Darby, 2011, p.1103).After these operations, middle-sized builders, large housing-construction firmas, private individuals housing cooperatives and the public sector were all active in housing provisions.So, luxury housing for upper-middle and high-income groups in the form of gated community with the facilitation of swimming pools, sports facilities and landscaped green areas, shopping centres, schools and even golf courses(Özdemir, 2011), and horse riding clubs had been provided for large cities like Istanbul (Özdemir Darby, 2011, p.1103).While, the location for these project sites affects and affected by existing land use and transportation patterns inside the cities (Özdemir Darby, 2011).These areas brought a new image to the spatially big city's identity. But quality and aesthetic elements were generally ignored because of the rapid productions on public lands and low-cost

construction principles (Taner, 2016) because the land price at the periphery was low. As local government authorized to preparing land for housing cooperatives in this period, destruction of natural and cultural values, agricultural lands and closed areas for constructing had done for this aim. But the most negative effects of TOKİ inside the cities happened after the 2000s with the most authorized that got especially in the next period. These authorize will be discussed in the next part. Besides this way of providing houses, squatter housings (gecekondu) inside the cities turned to apartment units with 4 or 5 floors (Ataöv and Osmay, 2007). Also in this era, Turkey metropolitan cities faced a new administrative order named greater municipalities. According to Kayasü and Yeşilkul (2014), neoliberalism reconstitutes relationships between public institutions and key actors of the market, reducing the activity of government and encouraging non-government agencies and individuals and motivating civil society to take on more activities previously done by the government with the Law No.3030. The Metropolitan Municipality Law No.3030 enacted on Jun 1984. With this law, the boundaries of the greater municipality have been considered in the municipality areas. In this law, the main duties, responsibilities and authorities of greater municipalities were defined. According to the law preparing or getting prepared the development plans are under the authorizing of the greater municipalities. This process caused to start up a number of ‘mega-projects’ inside the cities. However, this law did not bring any provisions related to aesthetic control management directly. But there are some issues that indirectly related to the aesthetic control management. For example, in article 13 of the law, there are clauses about transportation, traffic, path and squares. According to this article constructing maintenance and repairing of the square, boulevard and avenue inside the metropolitan cities are under the responsibility of the greater municipalities. According to article 8 of the law, greater municipalities have authorities to making, approving and implementing land use plans (Law No.3030, 2017). Accordingly, to the article 10, the municipalities can control the reconstruction activities of the district municipalities. Also in this era, some special purpose laws enacted that have explained in this part without going into details of the laws about aesthetic control management. All these special purpose laws will be explained in detail in the next part.

One of the special purpose laws is Conservation of Cultural and Natural Property No.2863. This law enacted on July 1983. The law has evolved through twice changes

on June 1987 with the Law No.3386 and on July 2004 with the Law No.5226 in order to pave the way for new conservation practices (Dinçer, 2011).The aim of the law is defined in the general provisions of the first part as movable and immovable cultural and natural property to be protected, regulate proceedings and activities, describe the establishment and duties of the organizations that shall set principles and take implementation decisions in thisfield. Pursuant to this law, taking or causing the required precautions to be taken to enable the protection of immovable cultural and natural properties, irrespective of under whose property or administration they are and conducting any and all controls of these or having them controlled by public organizations, institutions, municipalities, and governorates belong to the Ministry of Culture and Tourism.There are some problems in the applications of the law.Especially, neglecting of the earmarks 10% of property tax collected to the care and restoration of cultural assets is one of these problems (Dinçer, 2011, p.46). It is also an important development in this area to employ specialists (KUDEB), who is specifically responsible for the supervision of projects and applications in the Protected Areas Offices (KUDEB) (Experts' Office for Protection, Implementation and Inspection in Historic Areas) (KUDEB). Decisions of the Conservation Councils are implemented and it is possible to monitor the conservation areas (Dinçer, 2011, p.47).

Another special purpose law is Environmental Law No. 2872. The law entered into force on November 1983. The aim of the law is to ensure the protection of the environment that is the common property of all living beings pursuant to the sustainable environment and sustainable development principles. Under this law, all and any activities for the protection of the environment, prevention of theenvironment from being disrupted and overcoming pollution. The Ministry and local administration shall cooperate with professional chambers, unions and non-governmental organizations when required. The most important feature of this law is the presence of the concepts of ‘sustainable development’ and ‘sustainable environment’ in Article 1 in order to ensure consistency with the environment and development criteria of the United Nations.

Another special purpose law that intervention in the cities is Bosphorus Law No. 2960 that enacted on November 1983. The purpose of the law is to protect and develop the cultural and historical values and natural beauty of the Istanbul Bosphorus area by considering public welfare and to specify and regulate planning legislation to

be applied in order to limit structuring that would increase the population in this area. One of the most important special purpose laws, in this case, is the Tourism Encouragement Law No.2634 that enacted in March 1982. This law has put into effect to ensure the integration of the country with global capital (Özalp and Erkut, 2016, p.241). According to article 1, the purpose of the law is to ensure that necessary arrangements are made. Necessary measures are taken for the regulation and development of the tourism sector and for giving this sector a dynamic structure and mode of operation. Also, in article 3, there are definitions about ‘Cultural and Tourism Preservation and Development Regions’ and ‘Tourism Centers’. This law has been highly criticized because it allows for the applications of partial plans and plans amendments as well as implementations without regard to the overall planning principles. Skyscraper’s debates in Istanbul in the 1980s and early ’90s, which took place in public opinion was continued in the context of applications of this law (Özalp and Erkut, 2016, p.241). Yet Özalp and Erkut (2016) have mentioned some examples that are the present of this law in Istanbul, some of them are as follows, the speculative structures at Ataköy, concrete of Çamlıca Tepesi protected areas, Park Hotel by occupation of historical palace gardens, urban murder cases such as Sultanahmet Prison and the ‘touristic’ business centres between Beşiktaş-Zincirlikuyu-Levent. So, from the late 19th century until 2000, there were four different periods in the case of socio-economic conditions that at the same time affected urban planning and aesthetic inside the cities. These conditions have seen in Table 3.2.

Table 3.2: Policy trends that influence the evaluation of aesthetic control management within the late 19th century until 2000s.

Policy trends	The political context	Planning system	Aesthetic Control Management from Perspective of the Period's laws			
			Land Plots (Forms/ Parcelling/ Expropriation)	Paths (Width/Dead End Streets/ Expropriation)	Structures (Height/Overhangs/ Materials/ Façade)	Urban Silhouette
Late 19 th Century-Until 1923	Westernization	Dividing the city into sub regions, New land use types, New and old buildings side by side (Dual urban Features), Beautification of Istanbul	•Street and Building Regulation •Building Law	•İlmühaber Regulation •Building Regulation for Istanbul •Expropriation Regulation •Street and Building Regulation •Building Law	•İlmühaber Regulation •Building Regulation for Istanbul •Street and Building Regulation •Building Law	•İlmühaber Regulation •Street and Building Regulation •Building Law
	Modernization, Declaration of Republic Reform, top-down social transformation, single party regime	Comprehensive planning system, national urbanism & national architectural movement, new & old town form, establishment of urban planning institution program	•Laws No. : 642, 1351 for Ankara, 1580, 1593, 2290, 2763 •General Regulation on Arranging Citie's Construction Plan	•Laws No. : 642, 1351 for Ankara, 1580, 1593, 2290, 2763 •General Regulation on Arranging Citie's Construction Plan	•Law No. 2290 •General Regulation on Arranging Citie's Construction Plan	•Law No. 2290 •General Regulation on Arranging Citie's Construction Plan
	Rural-urban wave, Industrialization, Multi Political Democracy	Comprehensive rationalism planning system, Rapid urbanization, Providing accessibility and connection between the cities (building transport arteries), Squatter houses, dual spatial structures	Laws No. : 6785, 775	Law No.: 775	Laws No. : 6785, 634, 775	Laws No. : 6785, 634
	Globalization, Neoliberal movement, market based economical development	Mega projects, privatization strategic approach, participatory approach in planning system, Post-modern period	•Laws No. : 3194 and regulations, 3030 •Spatial purpose laws •Case by case evaluation by Conservative Boards within the scope of laws no.: 2863, 2960 •Statutory plan notes depend on local physical plans	•Laws No. : 3194 and regulations, 3030 •Spatial purpose laws •Conservative Boards within the scope of laws no.: 2863, 2960 •Statutory plan notes depend on local physical plans	•Laws No. : 3194 and regulations •Spatial purpose laws •Conservative Boards within the scope of laws no.: 2863, 2960 •Statutory plan notes depend on local physical plans	•Laws No. : 3194, 2985, 3030 •Spatial purpose laws •Conservative Boards within the scope of laws no.: 2863, 2960 •Statutory plan notes depend on local physical plans
1923-1950						
1950-1980						
1980-2000						

3.5. Current Aesthetic Control Management In Turkey

The main feature of the current era is trying to the reduction of public spending and support of private investment following from the 1980s. Participants protection policies, multiple actors in the decision-making process, strengthening civil (Ataöv and Osmay, 2007), as well as strategic spatial planning approach that consist multi-actor and multidimensional (multi-sectoral) plan (Gedikli, 2010), continued in order to increase competition between the cities in the all fields. In the case of difference between traditional spatial planning (Albrechts, 2006) with strategic spatial planning (Albrechts, 2006) Gedikli (2010, p.282) explained that, traditional spatial planning concerned on the location, intensity, form and amount of land development whereas spatial strategic planning concerned on land use development with coordinating long-term spatial strategies, resource protection, action orientation, multi-level governance, sustainability and investments. Multi-actor strategic planning approach reinterpreted in different ways in the planning system according to the countries different legislative, economic, administrative and social conditions as well as in the planning systems of different cities in the same country according to the perception of stakeholders and methods of collaborations that it should be carefully adapted to the existing conditions (Gedikli, 2010). Kuyucu and Ünsal (2010, p.4) have described these developments as a definite shift from the Keynesian welfare policies of the previous era to a neo-liberal regime that seeks to extend market forces to all domains of social life (Brenner and Theodore, 2002). Also new conditions of the era order free movement of capital with multinational firms, international financial organizations such as World Bank without any restrictions from the governments. In regards to Turkey, this movement of capital started after the 2000s with acceptance of the market-oriented laws (Yıldırım, 2008). Competitiveness policy with globalization strategies have spatial reflections in urban areas such as development of transportation and communication infrastructures, increase in the investment of urban renewal projects, implemented prestigious projects, increased new technologies, healthy, education, cultural and entertainment facilities inside the cities (Gedikli, 2012) actually for the aim of ensuring competitions among the states instead of the cities. Because globalization era has known with competitiveness and environmental agendas (Gedikli, 2010). About spatial effects of these features in the Turkish cities a major restructuring process and the huge construing period started, especially since Turkey gained EU candidate status with the decision of Helsinki

Summit of 1999 (Ayataç, 2010).

The decisions and planning studies are effective to attract international capital since the central government and local government are the same parties in the realization of this action (Berköz and Turk, 2008). This capital was reflected in the cities as intensive construction. These constructing boom (Figure 3.10) cause uncontrolled and unlimited growth of the cities without paying attention to the negative consequences on the natural and cultural resources such as environmental degradation and destruction of vegetation beside the negative effects about deregulation on urban planning frameworks and development controls (Balaban, 2012). While the main aim of spatial planning strategies is to protect environmental values in this period. Sustainability concept and protection of special local values, as well as the improvement in the quality of local life, are environmental policies that gain importance in the current era. For example in the case of Turkey, principles about protecting natural and historical patterns of the cities for the aim of producing housing for the first time were inside the 8th Five-Year Development Plan (8. Beş yıllık kalkınma planı 2001-2005, 2000, p.173).



Figure 3.10: Construction Boom in Istanbul (GYODER, 2015, p.25).

As well as on January 2003 the government of the time from the Justice and Development Party (AKP) announced the Urgent Action Plan No.58. In part of the

Social Policies in the plan, it is mentioned that urbanization will be taken together with the production of housing and prevention of squatters. Also, there are different aims in the part of Economical Transformation Program that are related to the cities. These are about encouraging direct foreign investments, developing new financing models for major transportation projects and establishing of new tourism cities. In accordance with Social Policies in the Urgent Action Plan, the public sector contributed to the development of the construction boom between 2002 and 2007 in Turkey (Balaban, 2012). Especially large scale urban development projects encouraged by the local and national government for initiating of public agencies and private developers. Kuyucu and Ünsal (2010) have described this situation as widespread displacement and the conversion of urban spaces into commercial and/or high-end residential districts. According to them urban spaces in neoliberal policies become as the most profitable sources of investment (Kuyucu and Ünsal, 2010, p.4). Neoliberal policies adopted by governments directly affect the rules of the organisational field. These policies give those in the private sector the chance to enlarge the scope of their activities (Ozkan and Turk, 2016, p.27). Also, the new form of governance developed. The government leaved the 'provider' role and assumed the 'facilitator' role (Stoker, 1998) and local governments took entrepreneurial roles directly or through partnerships with private actors (Kuyucu and Ünsal, 2010, p.4). This situation enhanced the tendency of governments to rely on private sector investments and public-private sector partnerships (Ozkan and Turk, 2016). In this case, large development projects started to play an important role in this regime shift as they open to investment. Most of these investments faced through direct state action, highly profitable spaces such as old industrial areas, waterfronts and innercity slums (Kuyucu and Ünsal, 2010). Adopting the approach of deregulation, shifting planning authority from central government to the local government, losing the rigid zoning rules, as well as development and conservation designations and flexibility tendencies in planning, were some facilitation for the encouragement of private sector investments (Ozkan and Turk, 2016). Housing Development Administration of Turkey (TOKI) has turned into one of the biggest property developers in the country during the boom between 2002 until 2007 (Balaban, 2012) after increasing the authorities and duties by enacting the Law No.4966 in 2003. This law was supported by deregulation policy for the aim of facilitation of private sector investments (Balaban, 2012). Because of rapid

immigration and socio-economic polarization inside the cities Urban Transformation concept defined as a transformation strategy and become legalized for the first time in this period. The concept arose with the partnership of the local government with the private sector (Ataöv and Osmay, 2007). Urban transformation can be seen as urban sprawl toward the city's periphery along the transportation axis, renewal and rehabilitation action in the central areas.

In this regard for the aim of facilitating administrative procedures, removal of administrative barrier or, in a way to implementing several applications without affected by the laws or regulations new laws have been passed or different additions made to existing laws. As well as changes made to the Mass Housing Law No.2985 that enacted in March 1984, with the target of systemizing the 'Directorate of Mass Housing' and create funding for mass housing, when it was first issued (Unsal, 2009). This rearrangement in the powers of TOKI has shaped the organizational field relating to the formation of large-scale housing projects (Ozkan and Turk, 2016). Until the beginning of the 2000s, the construction of large-scale housing projects in Turkey continued to be regarded as a nascent organisational field (Ozkan and Turk, 2016, p.32). This attitude is due to the 'single building on a single parcel' approach adopted in the Reconstruction Law. With allocating loans to home builders by TOKI in big cities, large-scale housing started during 1985-1990. However, the number of large-scale housing projects by the private sector until the beginning of the 2000s was low in the country. The reasons for this condition were as follows, shortage of the large enough plots because of the complication structure of the ownership in urban areas, limitation of the single owner parcels, not allowing for in development rights of large-scale projects unless by making plan changes legally and inexperienced of the financial institutions in development of the large-scale housing projects (Ozkan and Turk, 2016). Making changes in the plan could be done by using developers relationship with the local authorities. This situation started to change with the emergence of large-scale housing projects in 2003 by delegating significant powers of TOKI. Some authorizes of TOKI were as follows; TOKI was authorized to participate in revenue-sharing models with private developers in order to raise funds through land sales (Ozkan and Turk, 2016, p.33), also it achieved all the duties of the Land Office, was authorized to take over the treasury lands with the consent of the relevant minister and with the approval of the prime minister, it gained special

planning power also it was authorized to undertake urban renewal projects in illegal housing areas and in areas where existing urban renewal laws applied as well as it was authorised to practice land banking and acquired expropriation rights and pre-emption rights for the land belonging to private owners for the purposes of housing, education, industry, health, tourism investment and for the use of public institutions (Ozkan and Turk, 2016, p.33). So, with these modifications (2004/5262) the Directorate of Mass Housing has been authorized to make the plans of all types, at all scales (Unsal, 2009, p.16). With these changes the problem of land acquisition as the most important problem in large-scale housing development process solved. Because in the model of revenue-sharing TOKI claimed a share of the final revenues from the sale of the housing units so it could open up vacant state-owned lands in prime locations to private developers for high-end housing development (Ozkan and Turk, 2016, p.33). Actually, the government supported real state and construction affairs with legal arrangements but in the form of deregulation. In this respect, there are some laws and regulations, special purpose laws, administrative laws and other legal instruments that directly or indirectly dealing with aesthetic control management of the cities, especially in the recent years. In this part, aesthetic control management will be discussed from the perspective of these legal instruments.

3.5.1. Aesthetic control management in the reconstruction law and regulations

As described before, the main effective urban planning law in planning practices of Turkish cities is Reconstruction Law No.3194 that enacted on May 1985. The cities are formed by the implementation of this law and its related regulations. This law regulates the development of the urban built environment. The purpose of the law is to ensure the establishment of settlement areas and structures that upon in compliance with planning, science, hygiene, health and environmental conditions. The scope of the law is all plans to be made and public and private structures to be constructed inside and outside municipal boundaries and adjacent areas. The law removed central authority on planning practices. With this law preparing, approving, implementing and controlling rights and responsibilities within municipal borders have been given to the municipalities (Zibel, 2007). There are some articles in the law that directly or indirectly related to the aesthetic control management of the cities. The content of the law is given here in detail.

Article 12 has rules about the building line. According to this article, the building cannot be done outside the building line marked on the detailed local land use plans. Article 14 of the law is about the right of easement. According to the law, municipalities or governorships may establish rights of easement for the public interest on a certain portion, height and depth of a site without expropriating the entire property during the implementation of detailed local land use plans. Municipalities or governorships may establish rights of easement free of charge where possible with the consent of the property owner in exchange for granting the right of easement free of charge. Part three of the law is about subdivisions and assembly principles. According to the article 15 of the law, no subdivision or assembly shall be allowed for parts of immovable properties which fall in such places earmarked for public services like roads, public squares, green areas, parks and parking lots. Subdivisions or assembly to be executed on sites for which the land readjustment plans (*imar parselasyon planı*) have been completed must comply with such plans. Minimum façade widths and sizes of subdivisions at places where the façades of plots have not been specified on the detailed local land use plan shall be specified in accordance with the principles laid down in the regulation. No subdivisions smaller than the size as prescribed in the regulations shall be allowed in areas outside the limits of detailed local land use plans. One of the most important articles that indirectly related to the aesthetic control management of the cities is the land readjustment. The land readjustment is named Article 18 in Turkey (Turk, 2001). Although Article 18 (the land readjustment) is obligatory for municipalities, the municipalities cannot be commonly applied the Article 18 (Turk, 2001, p.5). According to the article municipalities shall be authorized to combine land and lots with or without buildings within the limits of the detailed local land use plan with one another, with residues left over from the roads or with places owned by public entities or municipalities without consent of the property owners or beneficiaries, subdivide the same again into blocks or plots or subdivide again in compliance with the detailed local land use plan, or distribute to the beneficiaries on the basis of individual, joint or divided co-property ownership and register ex officio.

If the concerned places are outside the municipal boundaries and adjacent areas, such authority shall be exercised by the special provincial administration. During the distribution of lands arranged by municipalities or special provincial administration,

sufficient area may be deducted as 'land contribution percentage' (*düzenleme ortaklık payı*) from their acreage in return for the value increase due to the readjustment. However such 'land contribution percentage' to this article may not exceed 40% of the acreage of the land before the readjustment. 'land contribution percentage' from division may not be used for other purposes than public services. These services should be primary and secondary schools under the Ministry of National Education, roads, public squares, parks, parking lots, playgrounds, green areas, places of worship and police stations and facilities related to such services, all of which shall be needed by the areas being a readjustment. Land readjustment has the most difference application method in Turkey (Turk, 2005) from other countries that is about the expropriation method into the process. The expropriation method is used in two ways within the process. The first is the expropriation by the municipality of the difference in order to reduce the contribution percentage to 40% if the contribution percentage is more than 40% within the LR process. The second is the use of the expropriation method in the supply of public facilities such as hospitals, nurseries or official facilities, referred to as off-site service areas (Turk, 2007, p.57). Part four of the law is about the structures and principles for the structures. In the article 21, there is a rule about building permits. According to the article, it is mandatory to obtain building permits from municipalities or special provincial administration for all structures except those in article 26. And article 26 describes that building permits shall be granted, on the basis of a preliminary project, for the structures which public entities shall construct or cause to construct provided that such structures be devoted for the said purpose in the detailed local land use plans and not contradict the plans and the legislation, public entities assume technical responsibility for architectural plan, structural system plan, installations and all sorts of technical responsibilities; and the ownership be documented.

In the case of Aesthetic Control Management, there are some rules in the Reconstruction Law that added to title 8 with Law No.6495 in 2013. According to the rule, the emphasis is on the establishing of 'Architectural Aesthetics Commission' (*mimari estetik kurulu*). According to this article; the commission is responsible for deciding as to whether urban projects are expressing original ideas. The commission has the right to make changes on the buildings that do not express the original ideas without asking to the project owners (Rezafar and Turk, 2016). As described before

there are some special purpose laws in urban planning that could have some articles in contrast with the rules of Reconstruction law. So related exceptions have described in article 4 of the Reconstruction law. According to the article, provisions of this law not contrary to special purpose laws shall apply to such places as specified or to be specified by the Law No. 2634 on Tourism Encouragement, the Law No. 2863 on Conservation of Cultural and Natural Assets, and the Law No. 2960 on Bosphorus and the Law No. 3030 on Administration of Metropolitan Municipalities. This has provided that the relevant Articles of this Law be complied with, and other special purpose laws.

On November 1985 Regulation upon Planned Fields prepared based on the provisions of Reconstruction Law no. 3194. This regulation is applied for areas within or outside the municipality and neighbouring area borders that have detailed local land use plans. The regulation has contained items about buildings depth and height as well as façade principles in different areas. There are some articles in the regulation that directly and indirectly related to aesthetic control management. First of all, in article 4 there is a rule about construction standards. In all constructions that will be built with the provisions of this regulation, the standards of Turkish Standards Institute should be applied. According to article 7 of this regulation public buildings and industrial zones that are different in their functional features and are taken under the decisions of architectural aesthetics commission are not subjects to the measurement of the regulations building principles. Article 9 has rules that describe the relevant administration's abilities. According to the article relevant administration can do urban furniture and landscape elements like bench, lighting elements, panel, garbage bin that are appropriate with the standards of Turkish Standards Institute (Regulation upon Planned Fields, 1985).

Also in article 10 of the Regulation upon Planned Fields, which was prepared based on the provisions of Reconstruction law no. 3194, municipal councils must be authorized to bring the rules for aesthetic, colour, roofing and cladding of the buildings, use of local materials for construction of buildings and for consideration of the regional architecture. The legislation, which is given greater powers to municipalities, was reserved. Relevant authorities with the participation of related public institutions may set up aesthetics committees of expert architectures (Rezafar

and Turk, 2016). The commission is responsible to decide whether urban projects are expressing original ideas. Also, there are some articles that explained the building permit process in details in the law. In accordance with the relationship of the law with the city's aesthetic, image, silhouette or identity there are many detail provisions and standards in part 3. In the article 17, there are standards about parcels size and depth for different zones like residential and commercial zones, little size industrial zones, industrial zones and non-residential working urban areas. In article 18, there are standards about yard distance like the front yard, back yard and side yards. In the article 19 to 21, there are rules about land readjustment and parcelling plans. In article 24, there are provisions about reconstructing conditions in the parcels. In the article 25, there is a provision about permission conditions for constructing more than one building on a parcel with compliance to the provisions of article 18. There are also some detailed explanations about the duties of the aesthetic committees in article 27 that is about building facades. According to this article, architectural aesthetic commissions are responsible for confirmation of the façade more than 40 meters with taking into account building character, compliance with existing texture and the effect of façade and block. In article 28 and 29 there are details about buildings depth and height. In article 33 to 36, there are some conditions that required for some structures like the number of floor and height, canopies, roof and exterior and also overhangs.

Another regulation that was prepared based on the articles of the Reconstruction Law No.3194 is Regulation on Making Spatial Plans, prepared in 2014. This regulation is valid for spatial plans and special purpose plans. Spatial plans are preparing as Spatial Strategy Plans, Top-Level Land Use Plans and Local Plans according to their aims and scopes. The aim of the regulation is to, protect and development of physical, natural and historical values, ensure protect and use balance, support sustainable development at the country, region and city level and determine rules and methods for preparing and implementation of spatial plans that are prepared for the aim of creating the high quality of life, safety and healthy environment (Regulation on Making Spatial Plans, 2014). These plans bring decisions on land use and construction.

The regulation is prepared by The Ministry of Environment and Urbanization. In the article 7 General Planning Principles part of the law, there are some clauses that related indirectly to aesthetic control management of the cities. According to these clauses, all plans should be made for the aim of public welfare. Protection and use balance for natural, historical and cultural values are essential. It is essential to preserving the present traditional texture. Also, rehabilitation decisions should be given in the plans. In article 11, there are clauses about standards of the different area size. For example, according to clause 4 of the article standards of protected areas such as the width of the pedestrian and vehicle ways should be determined by detailed local land use plans for Protection. Fifth part of the law is about Spatial Strategic Plans regulations. Sixth part of the law is about Environmental Management Plans Regulations. Seventh part of the law is about Detailed Local Land Use Plans regulations. Eighth part of the law is about Detailed Local Land Use Plans for Protection regulations. Ninth part of the law is about Integrated Coastal Area regulations. Tenth part of the law is about Urban Design Projects regulations. All these parts indirectly related to aesthetic control management of the cities. Article 30 of the regulation is about the way of preparing the projects. According to the article, urban design guidelines must be prepared in line with urban design projects. These urban design guidelines must be prepared in practical guidance and advice in the nature of the spatial planning system with the aim of gaining the meaning and identification and image of the space, to increase the aesthetic and artistic value and to fit and integrity of the structures. Also, according to article 27 of the Regulation, in the plan changes that cause an increase in the number of floors and in building height, the vicinity of the area and the silhouette of the surroundings, the orientation of building façades towards the sun as well as the settlement characteristics, the settlement pattern and the identity of placement must be taken into consideration.

The most recent legal source about construction issues is Instruction Concerning to the Preparation and Evaluation of Urban Design Projects that has been Approved by the Ministry of Environment and Urban Planning (*Çevre ve Şehircilik Bakanlığınca Onaylanacak Kentsel Tasarım Projelerinin Hazırlanmasına ve Değerlendirilmesine İlişkin Yönerge*). The instruction has 15 articles. The aim of the instruction is about evaluating urban design projects that are preparing for the renewal and transformation areas, special project areas and the areas under disaster risk. The

instruction prepared based on Decree No.644 on Organization and Duties of the Ministry of Urbanism and Environment and Regulation on Making Spatial Plans. There are some definitions inside the instruction in article 3 that are related to the aesthetic control management of the cities. Conceptual Design Information Plan (*kavramsal tasarım planı*) is defined as a preliminary study depending on the detailed local land use plans and related plan notes. This plan preparing for a minimum two alternative with considering for construction area's environment, close areas as well as a silhouette. Urban Design Project is a project that contains block and open space arrangements with considering to the cultural, natural, historical, social and economic characteristics of the area. This project establishes the relationship between vehicle access, parking and pedestrian as well as between building, street, block, texture, open and green spaces and urban furniture. The aim of the projects is protecting, renewing and developing the area with considering for the features of the area such as ecological, social, cultural and designing sustainable and livable areas. This process also includes social negotiation with owners and informed them that will be affected by the project. Urban Design Guidelines is defined as a document that directing the application. This document is containing design principles, visual and written details for the aim of protecting the existing identity of the design area, to increase the aesthetic and artistic value and quality of the urban space and so on. Urban Design Review Commission is a commission with the members that determined from the Ministry who are architects, urban designers and landscape designers. This committee is establishing for evaluating urban design projects and preliminary architectural projects in the case of silhouette studies, suitability for the city in terms of aesthetic and harmony with the whole city, urban form, circulation system and so on.

3.5.2. Aesthetic control management in the special purpose laws

One of the most important special purpose laws in the case of aesthetic control management is the Tourism Encouragement Law No.2634 that enacted in March 1982. The law includes taking the precautions required for the arrangement and development of the tourism sector and attainment of a dynamic structure. According to article 1, the purpose of the law is to ensure that necessary arrangements are made. Necessary measures are taken for the regulation and development of the tourism sector and for giving this sector a dynamic structure and mode of operation. Also in

article 3, there are definitions about ‘Cultural and Tourism Preservation and Development Regions’ and ‘Tourism Centres’. These definitions are as follows, ‘Cultural and Tourism Preservation and Development Regions’; The regions having a high potential for tourism development, intensive historical and cultural importance, that are to be evaluated for the purpose of preservation, utilisation, sectoral development and planned improvement and boundaries which are determined and declared by the Council of Ministers upon the proposal of the Ministry.

‘Tourism Centres’; The parts or places specified to be developed on a priority basis within or outside the cultural and tourism preservation and development regions, and are of importance for tourism movements and activities, locations, sites and the boundaries of which are determined and announced by the Council of Ministers upon the proposal of the Ministry. Also by this law, the Ministry of Culture and Tourism has owned the planning authority. According to article 7, within the cultural and tourism preservation and development regions and tourism centres, The Ministry is authorised to make or to get made, to modify and to approve sua sponte the plans of all scales (Tourism Encouragement Law, 2017). Although there isn’t any direct article about aesthetic control management in this law there are some articles that could affect cities silhouette. With this law, Turkish and foreign tourism investors have got legal instruments for tourism investments but there are some uncertainties inside the law articles that caused crucial effects in the cities. For example, Zibel (2007) explains the unaccountable criteria for determining the tourism areas. Because many of the selected areas are deprived of what defined for ‘special tourism areas’ such as historical, archaeological, sociocultural or natural tourism assets as well as some of them are protected areas. These areas also exempted from the provisions of the Reconstruction Law No. 3194 and Tourism Encouragement Law and relevant regulations are applies for constructions of these areas (Zibel, 2007). This is explained just for increasing investments and getting rent. Important regulations were made upon the related law in 2003, 2006 and 2008. With the regulation made in 2003, the right to plan in the fields under the Law for the Encouragement of Tourism at all scales was transferred to the Ministry of Culture and Tourism. Another important regulation made in 2006 was, however, the allocation of public real estates to tourism investments. Thus, the real estates belonging to public institutions taking place within the tourism protection and development regions and tourism centres

were transferred to the Ministry of Culture and Tourism. Another regulation made in 2008, however, provided the transfer of the real estates in tourism centres and regions, allocated to tourism, which is under the possession of the treasury to the Ministry of Culture and Tourism.

Another special purpose law that intervened in the cities is the Law on the Conservation of Cultural and Natural Property No.2863 that came into force in 1983 and brought the rules related to aesthetic control management for conservation areas. Some articles of the law were changed twice with the scope of the Law No.3386 on June 1987 and the Law No.5226 on July 2004. The law is important with aesthetic control management issues in relating to the immovable cultural and natural properties. Determination of the cultural and natural properties is made by the Ministry's or related institution's experts. Decisions about whether construction or not inside the protected areas belongs to the protection boards that depends on the High Board decisions. This board is operated under the Cultural and Tourism Ministry.

The aim of the law is defined in the general provisions of the first part as, movable and immovable cultural and natural property to be protected, regulate proceedings and activities, describe the establishment and duties of the organizations that shall set principles and take implementation decisions in this field. In article 6 of the law that is about immovable cultural and natural property to be protected there is a rule that is directly related to aesthetic control management for conservation areas. According to this article, buildings that were stages of great historic events during the War of Independence and the Foundation of the Republic of Turkey, areas to be identified such as houses used by Mustafa Kemal ATATÜRK, is not subject to registration rules due to their importance for the national history. However, the immovable property not decided to be protected by the Conservation Councils on the basis of their architectural, historical, aesthetic, archaeological and other important characteristics shall not be regarded as immovable cultural property to be protected (Conservation of Cultural and Natural Property Law, 2017).

Also, there are some articles that indirectly related to aesthetic control management. According to these articles, the definition of 'Conservation Aimed Land Use Plan' mentioned in the law aims the planned protection in protected areas. According to the law, the 'Conservation Aimed Land Use Plan' must be prepared by

municipalities. However, in the case of requirements, technical and monetary aids are provided by the Ministry of Culture. These plans must be integrated with the detailed local land use plan. However, various institutions such as Municipalities, Ministry of Culture and Tourism, Ministry of Forestry, Ministry of Public Works and Settlement, Ministry of Environment (Eraydın and Taşan-Kok, 2014) authorized for the protection of monuments, cultural and natural properties, give rise to a confusion of authority and duty upon the protection field. The authority to protect is granted by the Law No. 2863 to the ‘High Board of Protection’ and Protection Regional Boards that will be defined in the next paragraph. In this law, ‘Boards of Conservation’ have been established to register the assets which are to be preserved as well as urban sites, archaeological sites and natural sites, to define the temporary conditions of development until the approval of the plan and to approve the ‘Conservation-Aimed Land Use Plan’. Also, ‘Boards of Conservation’ evaluates the suitability of the building projects in urban sites (Rezafar and Turk, 2016). Conservation Aimed Land Use Plan shall mean the plan of a conservation site as defined by the law, of the scale prescribed for a master and local land use plan comprising the entirety of objectives, tools, strategies, planning decisions, positions, planning notes, explanation reports, drafted in a way to entail strategies on job creation and value addition, principles of conservation, terms and conditions of use, settlement limitations, rehabilitation, areas and projects of renewal, implementation phases and programs, open space systems, pedestrian walkways, vehicle transport, design principles of infrastructure facilities, densities and parcels of land designs, local ownership, participatory area management models on the basis of financial principles of implementation, improving the social and economic structure of households and offices situated in the conservation site on existing maps on the basis of field studies providing archaeological, historical, natural, architectural, demographic, cultural, socio-economic, ownership and settlement data taking into account surrounding interactive areas with the view of protecting cultural and natural property in line with the sustainability principle. Also, article 9 of the law is about unauthorized intervention and prohibition of use. According to this article, immovable cultural and natural property to be protected and, conservation sites shall not be interfered with physical or by any way of construction, and used for service or modified for use contrary to the decisions of the Regional Conservation Councils within the framework of resolutions of the Superior Council for Conservation. Substantial repair,

construction, installation, sounding, partial or complete demolition, incineration, excavation or similar works shall be regarded as physical intervention and intervention by way of construction (Conservation of Cultural and Natural Property Law, 2017). Changes in the conservation principles are naturally occurred due to changes in the characteristic of subjects or changes in the theory and value system. But the reasons for these changes must be based on the fact of being more healthy than the scope of protection. Protection development in the national and international levels, as well as protection policies depending on the country's socio-economical level, affected protection principles. In addition to these international organizations principles like the European Union and UNESCO, cause changes the protection regulations (Oral, 2009). There are two regulation and instruction in relating to the Law No.2863. The first one is the regulation of The Consolidated Statement and Procedures about Preparing Protection Plans and Environment Arrangement Projects, Presentation, Application, Control and Authors. This regulation came into force on July 2005. Beside definition about 'Conservation Aimed Land Use Plan,' there is a definition inside the regulation that is directly related to the aesthetic control management of the cities. According to the definition of Urban Conservation, they are areas with architecture, local, historical and aesthetic characteristics that cultural and natural environmental elements such as buildings, gardens, vegetation, settlements textures and walls are finding together inside them. Because of the speciality of the 'Conservation Aimed Land Use Plan', as each area has different quality all decisions about these areas should be given in details in an original representation to the plans. In the plan representation and schedule, design and implementation principles about construction layout and density, implementation guidelines about transportation, circulation and open space systems, staging principles about protection, rehabilitation and preventive renovation program areas, project principles and procedures about urban design, landscape, restoration, architectural and engineering take part. The second one in relating to the Law No.2863 is the instruction upon Preparation and Evaluation of Urban Design Projects that will be approved by The Ministry of Environment and Urbanisation. Another law on the protection of Historical Areas is The Law Upon The Protection of Damaged Historical and Cultural Properties by Renovation and Use by Conservation No. 5366 that enacted on June 2005. This was a kind of urban renewal law that is limited to the only protected urban areas (Ataöv and Osmay, 2007). The most important feature of

the law is the project-based approach in the renewal decided area (Oral, 2009). The background to this was the absence of clear relationships between the numerous official plans (Dinçer, 2011, p.45). The objective of this Law is to ensure that conservation areas registered and declared protected urban sites by the councils for conservation of cultural and natural property and their conservation zones, which are deteriorated and on the verge of losing their specificity are re-constructed and restored by metropolitan municipalities, district and first degree municipalities within the borders of the metropolitan municipalities and by provincial and sub-provincial or district municipalities and municipalities with a population exceeding 50,000 and by special provincial administrations in regions outside the jurisdictions of these municipalities in harmony with regional development activities; hence, to develop housing, trade, culture, tourism and social facilities in these areas, to take precautions against natural disaster risks, to protect by renovation and use by revitalization immovable historical and cultural property. Vast powers are granted by the law to municipalities in the determination of the renovation project fields, preparation of the project, and implementation of the project. According to the renewal projects in the regulation that are indirectly related to the aesthetic control management, there are articles about definitions of renewal implementation projects that are restitution, restoration and building survey projects as well as urban design, landscaping, architectural and infrastructure projects about repaired or reconstructed buildings. As Oral (2009) describe renovation projects are defined as organizing physical spaces. Renovation Council decides about renewal projects in a punctual manner. At the implementation process of the projects under this law, at the emptying and demolition of the buildings in renovation fields, the agreement method is principally applied. In cases where agreement cannot be made, the expropriation method is used for the real estates under the ownership of real and legal persons of private law. However, for expropriation, a decision on public interest must exist, for such reason, expropriation can be effected upon a decision on public interest to be taken by the Council of Ministers. By the law No. 5366, at the implementation process of renovation projects, the fact that the district municipality council, Metropolitan municipality council, Council of Ministers, and Cultural and Natural Properties Protection Board are authorized, give rises to confusion. The independent planning and project development efforts of more than 20 institutions, all tending to disregard the others, were thought to have introduced chaos into planning (Dinçer, 2011, p.45).

Also, the renovation project implementations in the mentioned law are provided to be both performed by municipalities and public and private institutions and by the partnership with TOKI. However, during the implementation, it is stated that all of the controls and supervisions should be conducted with the municipality. Generally, the criticisms directed at the law since its enactment initially concerned its focus on demolition. A second-line criticism focuses on the choice of projects, the boundaries of which are set by the Cabinet (Dinçer, 2011, p.45).

Another special purpose law that made specifically for Ankara and affected Ankara's physical appearance thus aesthetic control management is the law upon Urban Transformation Project of North Ankara Entrance No.5104. The law enacted in April 2004 and has only 10 articles (Urban Transformation Project of North Ankara Entrance No.5104, 2004). Balaban (2008) defined it as an area based, or location specific urban renewal law. The law came into force with the aims at, improvement of the physical structure in implementation areas of Urban Transformation Project, development, landscaping of its environmental appearance, provision of a healthier settlement order, and enhancement of the urban life level with prestigious residential area including hotels and recreational facilities serving to the whole city (Balaban, 2008). Ankara municipality had authority in clearance of north entrance of the city along the Protocol road that connected the airport with the city centre. With this law, urban design projects will be prepared for the gecekondu areas on both sides of the road with the collaboration of Mass Housing administration and Ankara municipality.

Pursuant to this law, any and all previous development right shall lose its validity, the new development rights shall be re-specified according to the detailed local land use plan to be prepared. Under this law, not the number of independent units, but of the fields shall be taken into account in the regulation of ownership. Ownership regulation is made according to the following three types of ownership, the real estates under the ownership of real persons and legal persons of private law, some transactions to be applied to the structures in contradiction with the Reconstruction and Squatter legislation No.2981 that came into force on February 1984, the real estates subject of the rights of entitled persons according to the law upon the amendment of an article in the Reconstruction law No.6785 that came into force on February 1985. The project made under this law is implemented under the agreement

concluded with the proprietor and entitled persons. In cases where agreement cannot be concluded, the real estates under the ownership of the real person or legal person of private law can be expropriated by the municipality. The municipal council is authorized on the distributions being made at the end of the project and since it is based on agreement, there aren't any objective criteria on the distributions.

Another special purpose law is Environmental Law No. 2872. The law entered into force on November 1983. The aim of the law is to ensure the protection of the environment that is the common property of all living beings pursuant to the sustainable environment and sustainable development principles. Under this law, in order to all and any activities for the protection of the environment, prevention of the environment from being disrupted and overcoming pollution the Ministry and local administration shall cooperate with professional chambers, unions and non-governmental organizations when required. The most important feature of this law is indirectly related to aesthetic control management. This is the presence of the concepts of 'sustainable development' and 'sustainable environment' in article 1 in order to ensure consistency with the environment and development criteria of the United Nations. The content of these concepts is explained in Article 2. Sustainable environment defined as, a development, improvement and conservation process of all environment values in all areas such as economic, social and physical without compromising future generations needs. Sustainable development defined as, development and progress based on balance on the principles of environmental, economic and social objectives that guarantee a healthy environment for present and future generations. Also, article 10 of the law is about the Environment Impact Assessment Report. According to the law institutions, organizations and businesses should prepare an Environment Impact Assessment Report for the activities and projects they planned that would be caused by environmental problems. The projects could not get permission, approval and encouragement if the report does not take a positive decision. According to article 3 of the law, the right of participation forms a basis in the formation of environmental policies. The Ministry and local administration are liable for the creation of the participation environment where professional chambers, unions and non-governmental organizations and citizens can exercise their environment right. In article 4 and 5, there are clauses about the duties of The High Environment Board. According to this part, the High Environment

Board consisted of ministers in an adequate number and the Undersecretariat of the Ministry is established under the presidency of the Prime Minister, in default of the Prime Minister under the presidency of the Minister of Environment and Forestry. The duties of the High Environment Board are as follows, determining the target, policy and strategy for ensuring efficient environmental management, specifying legal and administrative precautions enabling the inclusion of environment dimension to economic decisions under sustainable development principle, rendering the final decision in the disputes upon environmental issues regarding more than one ministry and institution.

Another special purpose law that deals with aesthetic control management is Bosphorus Law No. 2960 that enacted on November 1983. The purpose of the law is to protect and develop the cultural and historical values and natural beauty of the Istanbul Bosphorus area by considering public welfare. At the same time to specify and regulate planning legislation to be applied in order to limit structuring that would increase the population in this area. There is an article that is directly related to aesthetic control management of the Bosphorus area. According to article 9, the planning of activities, coordination and implementations, as well as the protection of the general appearance, aesthetic, historical, natural and architectural features of the Bosphorus Area, are under the responsibility of the Bosphorus Reconstruction Manager. Also, there are some articles in the law that affected cities silhouette and indirectly related to the aesthetic control management issues. In article 10, there are standards about making detailed local land use plans for the Bosphorus area. Maximum Building Coverage Ratio of the Back View Zone of Bosphorus is % 15 and 4 floors (H= 12.50 altitude). Maximum Building Coverage Ratio of the striking region of Bosphorus is % 15 and 5 floors (H= 15.50 altitude). Residences could be built in these areas with the protection of these standards.

There are also some general principles in article 3 that are indirectly related to the aesthetic control management of the Bosphorus area. In this article, the emphasis is on the protection of the natural and cultural beauties of the Bosphorus as well as beautifying it by destroying the buildings that are against the natural beauty of Bosphorus. Coast of the Bosphorus could be used just for public benefit for the aim of tourism, recreation and like these. Construction permit needed for constructions in this area (Bosphorus Law, 2017). At the same time, the law has divided Bosphorus

area into four zones, that are Back View Zone, Fore View Zone, Coastline and Affected area. Again according to the Reconstruction Law no.3194, land use plans of the Back View Zone and Affected area will be implemented according to the law no.3030. So, Local land use plan will be implemented with the Metropolitan Municipality Council while Detailed local land use plan by the related municipality that the zone is connected to. Detailed local land use plans should be confirmed by the Metropolitan municipality. Land use plans of Fore View Zone and Coastline will be prepared and confirmed by the Metropolitan municipal council. Then after confirmation of the High coordination board of reconstruction it will be implemented (Unal, 2008, p.207).

Mass Housing Law No. 2985, entered into force on March 1984, as another special purpose law was formed as an effective combat method. This was against the accommodation problem caused by the rapid urbanization by the end of the 1950s and in the 1960s. Certain duties and responsibilities were hereby entrusted with the Mass Housing Administration of Turkey (TOKİ) with the aim of meeting council housing, especially for the low-income groups, through the state. But this aim turned to profit-oriented housing production until the current era. The aims of the administration are generally convened under three headings, home construction, land provision, and loan support. The purpose of the Law is meeting the house needs, regulation of the principle and procedures to which those performing house construction are subject to, development of industrial construction methods, equipment in compliance with the conditions and materials of the country and the formation and usage of the Mass Housing Fund for the support to be made by the state. However, various changes were made in the law and related regulations after 2000, important increases were seen in both duties and responsibilities as well as jurisdiction and sources of the concerned administration. As described before most of these changes done as deregulation on the urban planning process. In 2001, the Housing Development Fund, constituting the source to the administration, was removed, however again in 2001 and 2012 new income items were allocated. Like other laws, the authority of TOKİ has widened by regulations after 2003. This happened by various regulations. The first of these regulations was amendment No. 4966 of 2003. This amendment caused changing TOKİ's attitude from preparing social houses to projects and developments for profit. "The Revenue Sharing Scheme in Return for Land Sale" model has been used within this framework (Turk and

Korthals Altes, 2010, p.29). The second amendment was passing the duties of the Land Office to TOKI by the Law No.5273 of 2004. This amendment caused TOKI became authorized to operate in land banking. At the same time with this change, the scope of the organization's authority had expanded by including the tourism, industry, education and health fields. The improvement of squatter settlements and financing the disaster areas were also included in the scope of the law. With these new authorities, TOKI has a right to make every kind of construction plans in the scope of renewal projects for areas that identified them or been identified by the Governorship (*Valilik*). So TOKI, in 2004 with the law no.5162, became entitled to make and approve local physical plans at every scale in squatter transformation project areas and the land owned by itself or for the areas where are designed as a mass housing areas or a squatter prevention areas to make squatter transformation projects, to expropriate the lands belonging to real and legal persons. Another amendment is that TOKI became authorised to without charge, to take over the lands of public domain upon the proposal of the relevant Minister and the Ministry of Finance and the approval of the Prime Minister (Turk and Korthals Altes, 2010, p.29). In other words, this change cause TOKI using primary public domain lands in order to develop projects. This was removing transactions of compulsory purchase for lands. Beside all these authorities at the same time, TOKI gained authority of realizing urban renewal projects in both illegal housing areas and areas under the provisions of urban renewal laws such as Laws No.5366 and No.5104. TOKI's special legal position in relation to financial control (Turk and Korthals Altes, 2010, p.29) is another authority has given to it. After this situation, TOKI was been the most authoritative institution specially in the renewal projects. According to Balaban (2012, p.28), the national government want to increase housing production and to transform informal settlements by means of empowering TOKI and encouraging construction activities. The regulations made in 2003 entitled TOKI to incorporate a company with respect to the housing sector or to be a partner to an existing company, to enter into profitable projects that may provide a source to the administration, to be exempted from public procurement law. With all these responsibilities, TOKI has both regulatory and investor roles (Turk and Korthals Altes, 2010, p.29). Especially, in Istanbul TOKI develops mass housing projects for upper-middle income groups in order to raise financing for their other social housing projects (Turk and Korthals Altes, 2010, p.29).

Coastal Law No.3621 is another special purpose law that entered into force on April 1990. The purpose of the law is, by paying regard to the natural and cultural properties of the sea, natural and artificial lakes and stream coasts and coastlines under effect of these places and in the nature of continuation thereof, to determine the principles of protection and exercising for the benefit of the public, open to public utilization. The law covers the principles about different coastal areas in order to ensure public interest. The general principles indirectly related to the aesthetic control management of the coastal cities according to article 5 are summarized as follows, the coasts are fully owned by the State. Everyone can equally and freely benefit from the coasts. In benefiting from the coast and coastlines, the public interest is primarily observed. In order to conduct planning and application to the coast and coastline, the determination of the shoreline is mandatory. In the regions where the shoreline has not been determined, upon request, it is mandatory to determine the shoreline within three months following the date of the request. The structures that will be constructed on the coastline could be an approach to the shoreline maximum up to 50 meters. Some articles related to the urban aesthetic control management are as follows, a distance of 100 meters on the landward side from the shoreline is specified as the coastline. The coastline, in its first 50 meters is utilized with the purpose of a pedestrian way, excursion, rest, travel and recreation. The coastline, in the second 50 m is for the constructions to be built on the coast with the plan decisions and technical and social infrastructure fields such as roads, parking lots, parks, green fields and playgrounds, day trip tourism structures and facilities excluding accommodation, provided that it is open for the benefit of society. In order for the construction of buildings and facilities that may be built on the coast and on the land acquired by filling and draining, the required permission must be obtained from the Ministry of Finance and Customs. The shoreline shall be determined by a commission of at least 5 persons to be composed of public officers by the governorate. This commission consists of a geology engineer, geologist or geomorphologist, survey engineer, agricultural engineer, architect and urban planner, and civil engineer. The shoreline determined by the commission and forwarded with the approval of the governorate shall enter into force after being approved by the ministry of environment and urbanism.

Law No. 6306 on the Restructuring of Areas under Risk of Natural Disasters is

another important special purpose law that was enacted in 2012. Although there are no direct provisions about aesthetic control management of the areas under the law, when the ministry of environment and urbanism approves the plan, the ministry must take into consideration the congruity with the whole of the cities and the effect on close surroundings, provision of social and technical infrastructure, urban patterns and liveability. The law is about to specify the procedures and principles regarding the restoration, disposal and renovation in the fields under disaster risk and the lands where risky structures are located. The Ministry of Environment and Urbanism has been assigned as the ministry while a remarkable part of the law is giving authority to TOKI in the transformation process. The law is known as, Urban Renewal Law by the public. According to the article 1, the purpose of the law is, in order to establish safe and healthy, living environments determine improvement, clearance and renewal principles and procedures proper to technical, artistic norms and standards for the areas under disaster risk. The risky field, risky structure and reserved field, foundation for the enactment of the law, are defined in Article 2. Accordingly, the risky structure means the structure in or outside the risky field that has completed its economic life or determined to bear the risk of collapse or severe damage based on scientific and technical data. The determination of risky structures is performed according to the provisions of Regulation Upon Buildings to be Constructed in Earthquake Zones, building owners or their legal representatives primarily have them performed by the institution and organizations licensed by the Ministry and the result is notified to the Ministry of Administration. However, the risky field is the field bearing the risk of causing loss of life and property due to the base structure or the structuring thereupon, determined by the Committee of Ministers pursuant to the file prepared in a manner with the technical information and documents specified in the related regulation and upon the proposal of the Ministry. The reserved building field is, however, the field specified by the Ministry in order to be used as a new building area at the practices to be performed under this Law. With this law, while with the concept of 'risky structure' the renovation at the building scale is encouraged in urban renovation practices, on the other hand, renovation in the area scale is encouraged with the concept of 'risky field'. In the demolition of risky structures, it is the principle to allow the agreement with owners. Housing benefit can be made to the owners or those residing in the building in the capacity of a tenant, being evicted by agreement. In the practices to be made pursuant to the law, at least a two-thirds

majority of the shareholders may decide thereupon. On the other hand, in cases where the two-thirds majority cannot be provided, urgent expropriation can be made or the related share can be purchased by the administration by paying their market value. In addition, the Ministry is authorized to both prepare any and all plans and projects regarding the real estates which have risky structures and approve and be the controller thereof. Furthermore, the Ministry is entrusted with the power of making plans including special standards and approving thereof. In Article 7 of the Law, transformation revenues are regulated and with the conducted regulations an important share out of both local management and central administration in order to be used at transformation projects. According to the article 18 Application Regulation of the law preparing plans for the application, areas will be based on the feature of areas as well as reduction of the disaster risk, improving, conservative and developing the physical environment. Also ensuring the social and economic development and increasing quality of life by energy efficiency and climate sensitivity are essential. Also in this part Ministry is authorized for making and approving any scales of plans for risky and reserve areas and making standards for these applications in the plans or by planning provisions and preparing urban design plans (Restructuring of Areas under Risk of Natural Disasters Law, 2017).

3.5.3. Aesthetic control management in the administrative laws

Aesthetic control management under the administrative laws can be evaluated by three laws, the Metropolitan Municipality Law No.5216, the Municipality Law No. 5393 and the Special Provincial Administrations Law No.5302.

The Metropolitan Municipality Law No.3030, which was in effect in 1984, was abolished and the new metropolitan municipality law No. 5216 was issued in 2004. A two-tier metropolitan model is implemented in the administration of metropolitan areas. According to the law, the settlements with a total population of more than 750,000 according to the last census, may be converted into a metropolitan municipality in consideration of the physical settlement and economic development of the area. However, these criteria were abolished when Law No. 6360 came into force in 2012. According to this law, the number of metropolitan municipalities was increased to 30 and the borders of the metropolitan municipality and the borders of the province overlapped each other. The object of this Law is to regulate the legal status of the metropolitan city management, and to ensure the undertaking of services

effectively, efficiently and in harmony within a plan. The rural areas surrounding the metropolitan cities have come under the metropolitan municipal authority with this law. The law gives some rules on the duties of the metropolitan municipality related to aesthetic control management. In this title, the duties related to making the boulevards, streets and main roads, their maintenance and repair were given to the metropolitan municipality. Also, the metropolitan municipality put provisions related to the buildings that have façades in the determined areas in accordance with the urban design projects. Also, the metropolitan municipality determines where the announcements and advertisements will be placed in the cities and their size and shape (Rezafar and Turk, 2016).

The Municipal Law No.5393 was enacted on July 2005. The aim is to regulate and establishment, organs and management of municipalities as well as working procedures and principles, functions, powers and responsibilities of them. In the law after definitions about boundaries of the municipality, there are articles about powers and privileges of the municipality, municipal council, functions and powers of the municipal council, specialized committees and so on. According to the 15th title of the Municipality Law, the municipality has the right to determine a standard related to the announcement and advertisement billboards that are directly affected aesthetics of the cities. Article 69 of the Law authorizes municipalities upon land and house development with indirect effects on the aesthetic control management of the cities. In other words, municipalities hold the authority to ensure the regular urbanization, produce land with zoned, infrastructure and construct, sell, rent houses, and housing development in order to meet the house, industry, commercial area needs of the town, expropriate land for this purpose, barter such lands, cooperate with other public institutions and produce common projects with them when required. In Article 73 of the Law, it is aimed to grant authorization to municipalities upon determination and implementation of renovation project fields. Neither the Municipality Law No. 1580 nor the Reconstruction Law No. 3194 in force prior to Municipality Law No. 5393, directly empowers municipalities upon the land and house development or urban renovation. Furthermore, prior to Municipality Law No. 5393, it is known that there are important limitations upon the interference of municipalities upon the constructions in risky fields for the purposes of earthquakes.

According to this article, in order for a field to be declared as an urban renovation field by the municipality two fundamental conditions must be met, the council decision and a simple majority of the whole number of council members in the determination of the project field, and the fact that the renovation field is composed of a field of at least 5 hectares. The agreement method is principal in the emptying, demolition and expropriation of the buildings in urban transformation and development project fields. In case of a default of agreement in these fields, expropriation can be used. Also, article 73 of the law has changed by the Law No. 5998 on June 2010 and brings some other rules about aesthetic control management of the cities. As described the law it is provided that the size of the field to be announced as urban transformation and development project must be at least 5 and a maximum 500 hectares, provided that its total is not less than 5 hectares in more than one place, related with the project field can be determined as a sole transformation area. Thus, the previous sought condition of being at least 5 ha is removed. On the other hand, there is no parameter with respect to the determination of the field size. Also, according to the 73th title of the municipality law, the municipalities have the right to make the façade renovation of the buildings and to create special lighting and landscaping in suitable parts of the city.

Also, by authorizing the metropolitan municipalities upon the announcement of urban transformation and development projects within the borders of metropolitan municipalities and adjacent areas, and to make local land use plans in every scale in the announced field, the law transfers the power previously granted to municipalities to the metropolitan municipalities. Another amendment is the transfer of the real estates located within the urban transformation and development fields, previously transferred gratis and belonging to the public, excluding education and health fields, to municipalities in the value as a basis of duty.

The last law is the Special Provincial Administrations Law no.5302 that enacted on February 2005. The purpose of this Law is to lay down the establishment, organs, administration, duties, powers, responsibilities and working procedures and principles of special provincial administration. Like other two laws in this law, there are articles about establishment and boundaries of the Special Provincial Administration, duties, powers and responsibilities of the Special Provincial

Administration, organs of the Special Provincial Administration, provincial executive committee, the governor and so on. There are not any direct provisions about aesthetic control management of the areas under the law. According to the article 6 of the law, inside the boundaries of the province the duties are about health, agriculture, industry and commerce, provincial environment arrangement plan, public housing, land protection, erosion prevention, social service, providing micro-credit to the poor, kindergartens and youth hostel, providing land to the primary and secondary education institutions, construction, repair and maintenance of buildings and the other services. And outside the municipal boundaries, the duties are about zoning, roads, water, sewerage, solid waste, environment, emergency relief and recovery, culture, tourism, youth and sports, supporting forest villages, plantations, parks and gardens services (Special Provincial Administrations Law, 2017). In this case, there are no direct provisions about aesthetic control management of the areas under the law.

3.5.4. Aesthetic control management in the other legal instruments

Regulation on the Competition of Architecture, Landscape Architecture, Engineering, Urban Design Projects, Urban and Regional Planning and Fine Arts Works (*Mimarlik, Peyzaj Mimarlığı, Mühendislik, Kentsel Tasarım Projeleri, Şehir Ve Bölge Planlama Ve Güzel Sanat Eserleri Yarışmaları Yönetmeliği*) that enacted in December 2002. The aim of the regulation is to arrange the principles and procedures relating to the competitions. In this regulation, there are articles about goals, methods and types of competition. In the part of types of competition, there is a definition about architectural competitions that contain aesthetic issues too. According to the definition, architectural competitions must include the objectives of facilitating the people's life and the necessary building or group of buildings to maintain their various actions, aesthetic and functional requirements of internal and external spaces and harmonizing the administrative necessity, science, environment, culture and develop their artistic value and involving the most economical solutions. Also, urban design project competitions include a definition of the city's identity, the preparation of plans and projects prepared to depend on natural, cultural, historical and social characteristics of cities, the preparation of open landscaping projects at the public areas that the implementation priority determined according to the strategic plans. According to the regulation, the main aim of the competition will be public welfare.

Other legal instruments in the scope of intervention in the cities that affected aesthetic control management of the cities are urban design guidelines. Urban design guidelines are preparing in order to ensure urban quality as well as sustaining existing urban quality for the aim of public welfare with the participation of different discipline actors. These guidelines are preparing for design, arrangements and establish a control system in the cities. So the guidelines aims can be summarized as follows, quality such as urban quality, life quality and spatial quality, participation such as public welfare, different disciplines and legal administrative structure and sustainability (Istanbul Büyükşehir Belediyesi Kentsel Tasarım Müdürlüğü, 2015, p.17). In Turkey on June 2014 using urban design guidelines as a design control required as a necessity with article 10 of the Regulation on Making Spatial Plans for the first time (Istanbul Büyükşehir Belediyesi Kentsel Tasarım Müdürlüğü, 2015, p.25). According to the web page of Ministry of Environment and Urbanism that published on May 2016, research and development activities are carried out in order to reach the qualitative urban environments, to obtain the framework for urban design guidelines and to the implementation of mechanisms such as participatory project development. For this purpose central and local governments, professional associations, universities and civil society organizations will be in cooperation with each other. Before this Fatih district municipality in Istanbul prepared digital urban design guidelines and send them for design offices inside the district for using standard principles in their designs in the district on June 2012 (Url-1).

3.6. End of Part

As described in this part the country's socio economic conditions affected urban features. This effect happens in the policy decisions about the cities. As discussed in this part, the urban planning approach and planning practices have strongly been under the influence of economic, political and social circumstances as well as the international movements of the period. As seen before about Turkey these conditions can be divided into four periods (see Table 3.2) from the late 19th century until 2000 with different policy trends that affected urban features as well as aesthetic control management. By pronouncement of the Republic in 1923 until now, modernisation, industrialisation, globalisation and neoliberal policies started with alternations in the social and spatial structures of Turkey (Rezafar and Turk, 2016). In the case of aesthetic control management, there are some dominant features inside the policy

decisions about urban planning systems such as laws and regulations according to the period's socio-economic conditions. Also, when aesthetic control management is evaluated depending on Turkish planning history, an important change is seen to have started during the term between 1980 and 2000 (Rezafar and Turk, 2016). At with previous terms, the aesthetic control management was quite limited.

In the Ottoman Period, there were laws and regulations that reflected health principles more than pure aesthetic principles. This was because of the cities structures by wood. Thus for the aim of reducing fire risk and improving health conditions, health principles were placed inside the laws. The planning practices in the Ottoman Empire was under the influence of capitalism and tried to convert cities to a modern city with achieving the standards of Western European cities. In these standards, the public benefit was described as protecting the public from fire and earthquake disaster. By declaration of Republic Reform in 1923, a health-centred urbanization and development processes started. In this case, some laws and regulations such as Law no.1593 enacted that affected cities futures. For this aim and accordance with the government's health ideology sufficient amount of green and open spaces created inside the cities. After the 1950s by the rapid urbanization, industrialization process emerged. Cities sprawl caused the importance of connection and accessibility between the cities. Increasing the populations of the cities coincided with increasing illegal housing inside the cities. The main laws that intervened in the cities were about these issues. So aesthetic control management was to be considered to provide zoning regulation and construction regulation. The last period was the time of neoliberal policies. The country entered in the globalization era. So the need for the market based economic development caused enacting some laws for this aim. Mega-projects were the reason of the globalization process in this period. For aesthetic control management, different ways were used together at the same time after 1980. After the 2000s, due to the effects of globalization and neoliberal policies, aesthetic control and management have become much more important. At this time, the legal arrangements for aesthetic control management were made in three main areas. The first of them is the legal arrangements that were made in the Reconstruction law and Regulations. The second is the legal arrangements that were made with the Special Purpose laws. The third includes the legal arrangements in the Administrative laws (Table 3.3). Despite such a wide framework after the 2000s, it

can be seen that there is no integrity for aesthetic control management, and there is a fragmented structure in Turkey. It is clear that the current aesthetic control and its management need a holistic approach (Rezafar and Turk, 2016, p.172).



Table 3.3: Current policy trends that influence the evaluation of aesthetic control management.

Invention Tools in the Cities	Aesthetic Control Management within the Period's Laws			
	Land Plots (Forms/Parcelling/ Expropriation)	Paths (Width/Dead End Streets/ Expropriation)	Structures (Height/ Overhangs/ Materials/ Façade)	Urban Silhouette
Reconstruction Laws and Regulations	•Law No.3194 •Regulation upon Planned Fields, Regulation on Making Spatial Plans •Instruction Concerning to the Preparation and Evaluation of Urban Design project that Will be Approved by the Ministry of Environment and Urban Planning	•Law No.3194 •Regulation upon Planned Fields, Regulation on Making Spatial Plans •Instruction Concerning to the Preparation and Evaluation of Urban Design project that Will be Approved by the Ministry of Environment and Urban Planning	•Law No.3194 •Regulation upon Planned Fields, Regulation on Making Spatial Plans •Instruction Concerning to the Preparation and Evaluation of Urban Design project that Will be Approved by the Ministry of Environment and Urban Planning	•Law No.3194 •Regulation upon Planned Fields, Regulation on Making Spatial Plans •Instruction Concerning to the Preparation and Evaluation of Urban Design project that Will be Approved by the Ministry of Environment and Urban Planning
Special Purpose Laws	Laws No.: 2634, 2863, 5366, 2872, 2960,2985, 3621, 6306, Urban Transformation Project of North Ankara Entrance	Laws No.: 2634, 2863, 5366, 2872, 2985, 3621, 6306, Urban Transformation Project of North Ankara Entrance	Laws No.: 2634, 2863, 5366, 2960,2985, 6306, Urban Transformation Project of North Ankara Entrance	Laws No.: 2634, 2863, 5366, 2872, 2960,2985, 6306, Urban Transformation Project of North Ankara Entrance
Administrative Laws	Laws No.: 3030, 5393, 5302	Laws No.: 3030, 5393, 5302	Laws No.: 3030, 5393, 5302	Law No.: 5393
Other Legal Tools	•Regulation on the Competition of Architecture, Landscape Architecture, Engineering, Urban Design Projects, Urban and Regional Planning and Fine Arts Works •Design Guidelines	•Regulation on the Competition of Architecture, Landscape Architecture, Engineering, Urban Design Projects, Urban and Regional Planning and Fine Arts Works •Design Guidelines	•Regulation on the Competition of Architecture, Landscape Architecture, Engineering, Urban Design Projects, Urban and Regional Planning and Fine Arts Works •Design Guidelines	•Regulation on the Competition of Architecture, Landscape Architecture, Engineering, Urban Design Projects, Urban and Regional Planning and Fine Arts Works •Design Guidelines

4. SYSTEM OF AESTHETIC CONTROL MANAGEMENT AND PRACTICE IN ISTANBUL: A CASE STUDY

The aim of this thesis is to reveal the most important parameters that affected urban aesthetic in the newly developed residential areas while these parameters can be incorporated into urban laws and regulations. For this aim, Istanbul city is selected as the case study. In this part, the primary reasons for selecting Istanbul will be explained. Then residential housing areas types in the case city will be explained. Finally, research methodology, as well as accepted parameters in the case of urban aesthetic, will be discussed.

4.1. Reasons to Carry Out the Case Study on Istanbul

According to the literature Turkey's special location right between Europe, Middle East, Asia and Africa deserves to be an international logistics integrated with the globalizing economy, as well as one of the rising stars with 16th largest economy (GDP of approx.) in the world (Torun, 2015). While the construction sector plays an important role in the country's economy especially after the 1980s. But the most construction applications all around the country have been on the housing field while the density of housing construction is more than the population needs in recent years. Several factors are boosting the Turkish real estate market. Turkey's advantageous, geographic positioning, demographics, growing per capita income and ease of business are the reasons of increasing demand for real estate in Turkey (Url-2). As an example to explain this construction boom, Landon Thomas Jr. (2014), who is a financial correspondent for The New York Times, based in London has researched in his article with the title of 'Alarm Over Istanbul's Building Boom' that has been prepared by interviewing real estate experts and economists from Turkey on 20 May 2014 in New York Times. He has revealed that unsold housing units had risen to 1.5 million on the time and continued that Istanbul's extraordinary growth spurt over the last decade was to be expected a metamorphosis of the city's skyline (Landon Thomas, 2014).

To supporting the reasons for selecting Istanbul as a case city for evaluating aesthetic control management, some examples will be given here. These reasons can be shown for the same metropolitan areas with the same potentials. Connecting the East and West, the capital of Roman, Byzantine, and Ottoman empires (Kuban and Yalçın, 2010) with its historical and social qualities, Istanbul is the heart of recently construction boom. It is the most developed province in the country. Almost %18 of the country's population lives in Istanbul (Url-3). According to Göksu and Akalp (2015, p.6), Istanbul Metropolitan Area Review, that is the latest study for Istanbul and will serve as a model for urban plans and strategies, ranked at the 8th place among 78 metropolitan areas of OECD countries. Main objectives of the study, that is a new vision for growth, are trying to make Istanbul a large financial centre and focal point of the international trade. 'Istanbul Metropolitan Area Plan' also sets a similar vision adjusting to the vision and goals of the OECD that is the development of Istanbul while preserving its unique cultural and natural identity, sheltering an information society and high quality of life (Göksu and Akalp, 2015). The construction boom and aesthetic concern have seen in the five thousand fifteen persons of real estate sector stakeholders and potential customers who have participated face to face in the survey research. The research has done by GYODER in 12 districts of Istanbul and published in December 2013 (GYODER, 2013, p.10). In order to reveal urban aesthetic concern, some results of this research have been selected here without notice to participator's gender, age, education and so on.

Approximately 62% of participators believe that Turkey's economic situation has been improved in the last 10 years, and 84.7% of them believe in improving the construction sector in the last 10 years. 80.6% of participators think that the construction sector is one of the leading sectors in Turkey. In this case 76% of participators disturbance from constructing of high buildings in the city with the main reasons of creating image pollution such as obstructing of seeing the sky, destroying the landscape and suffocating. At the same time, 60.9% of the participants believe that the towers and skyscrapers that have been built in recent years have damaged the silhouette of Istanbul (Figure 4.1). But 80.5% of the participants support urban transformation implications because of earthquake resistance, at the same time they have believed that by renewal the old buildings the city will be beautiful and aesthetic (GYODER, 2013). Also according to Istanbul Top Level

Land Use Plan report (2009, p.308), the choice of sites for industry, commerce, business centre and mass housing has not based on comprehensive planning and general development strategies and policies, until today. This shows that land use decisions are generally based on individual decisions that affected the feature of the city as well as it's the aesthetic dimension. Selecting of the housing areas are in this case too.



Figure 4.1: Construction boom in Istanbul (GYODER, 2015, p.25).

4.2 Selection of Case Study Areas in Istanbul

Individual decisions of the land use affected the housing areas as follows, in the pre-1980 period, while the density was being increased to accommodate the new population in the existing residential building areas, new migrants to the city established slum areas around the industrial areas. New developments have been observed in planned and unplanned residential areas in Istanbul as a result of the economic policies that have adopted after 1980 and legal arrangements such as Mass Housing No 2985 and Reconstruction law No.3194.

Large-scale mass housing projects have been encouraged in this period, while the site selection of these areas has been fragmented and random (Istanbul Top Level Land Use Plan report, 2009, p.308). Due to high land values and urban facilities costs, multi-stories and dense unidentified residential areas have been produced (Istanbul Top Level Land Use Plan report, 2009, p.308). Some of the mass housings have been built upon encouraging with Mass Housing Act in 1980, at the same time have been planned without connected to upper-scaled plans. They have not been integrated with each other and have not been equipped with the required standards. So they have been unidentified residential areas. These residential housing areas are responding only quantitatively to the housing problem and ignoring each city's

unique social and cultural characteristics, climatic conditions, economic structure, and aesthetic values. These areas have emerged as unidentified repetitive residential housing areas in different regions throughout the country (Kentleşme Şurası 3, 2009, p.37). Again according to the Istanbul Top Level Land Use Plan notes (2009), there is 78.145-hectare residential housing area in Istanbul that %68 of it is regular development area while %32 of it is an irregular development area. These residential housing areas have been divided into 4 different groups with their densities as low-rise under the five floors and high-rise above it. These groups are divided according to their housing patterns. These are as follows;

A: Historical Pattern (Low-rise)

B: Planned/ Regular Pattern (Low-rise, High-rise)

C: Unplanned/Irregular Pattern (Squatter/Low-rise, Reclamation Planned/ low-rise)

D: Mass Housing (Low-rise/Villa, High-rise) (Figure 4.2).

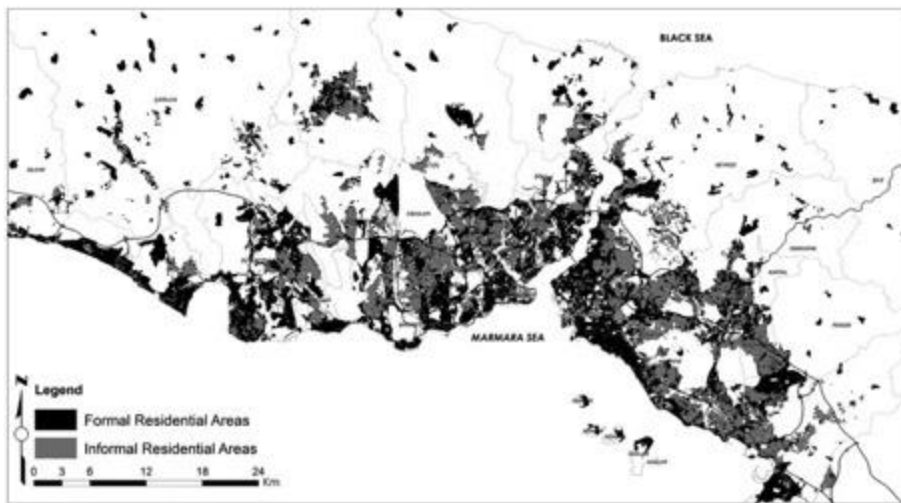


Figure 4.2: Formal and informal districts in Istanbul (Bölen et al, 2006; as cited in Türkoğlu et al, in press).

4.2.1. Irregular Residential Housing Areas in Istanbul

Irregular developments, besides regular development areas, are composed an important part of Istanbul. These developments can be divided into two sub-headings. These are squatter areas that have been developed from the 1950s industrialization stage, with mass migration from rural to urban areas, and illegal developments. In this case, squatter houses are two types. These are squatters which, have been built by the landowners and which have been built on the government-

owned lands. With enacting the Law on Squatters No.755 (1966) and brought of infrastructures, new roads and streets, the appearance of these areas have improved. Although the main aim of these houses at the beginning was an individual solution for the housing needs of the poor by themselves, in time some of them started to get rent with their second/third squatters. In this case, squatters can be divided into two types that are according to Ergun (2011, p.42), ‘first generation gecekondusquatters’ and ‘second generation gecekondusquatters’. Each of these types has its own characteristics. The characteristics of the first generation are summarized as follows, the occupation of public land, the resident owner, producer and user is generally the same person, not considered as a commodity but for use, make joints over time according to the needs of the user and integrating into the city. While the second generation has characteristics as follow, in addition to obtaining land by occupation, selling by parcel owners, constructing for slum dwellings by other groups on increased rates and sale, development of a construction market specific to the squatters, development of tenancy, conversion of slum areas to multi-story apartment buildings with amnesty and development plans. In existing residential areas, green beds, drainage lines, high slopes have been under the pressure of structuring and turning into the high-density residential areas. Urban land rent has increased steadily under the growth of the housing sector and population pressure, and illegal constructing has also contributed to speculative gains (Istanbul Top Level Land Use Plan report, 2009, p.308). Different features of this illegal development in residential housing areas are as follows,

1. Constructions made without getting the permission of the local authority (*muhtar*)
2. Unlicensed Constructions
3. Constitution contrary to license and its additions
4. Constructs against Science and Health provisions
5. Incompatible to the floor order
6. Incompatible to the floor area
7. Incompatible to the neighbourhood distances
8. Incompatible to the façade line
9. Incompatible to the building depth

10. Constructions that don't fulfil the obligations specified in the legislation
11. Constructions that attack to the neighbouring area, path as well as areas that reserved for public facilities and utilities
12. Buildings that constructed in, forbidden areas according to the detailed local land use plan (Kentleşme Şurası 3, 2009, p.41).

In the 2000s a large part of Istanbul's residential housing areas developed as irregular housing areas and the policies that desired at the planned development periods could not be implemented. Also, it seems that planning is inadequate in terms of finding solutions to the spatial and social problems (Istanbul Top Level Land Use Plan report, 2009, p.308).

The evaluating aesthetic control management of irregular development areas is not in the scope of this thesis. Because getting building permission process can be related to aesthetic regulations. This has been researched in the literature of foreign countries aesthetic control management process like The Netherlands. So for the purpose of improving the aesthetic features of urban built environments building permission process should be connected with aesthetic principles and regulations. This means regular developments should be managed and governed.

4.2.2. Regular residential housing areas in Istanbul

The development of regular residential housing areas inside Istanbul can be divided into three subheadings. These subheadings are built-up areas, historical areas and new residential areas. On the other hand, built-up areas, historical areas and new residential areas can be divided into two sections (Figure 4.3). These are single plot or single-family housing areas and mass housing areas for built-up areas, conservation and protection areas for historical areas, and residential areas that developed normally according to the Detailed Local Land Use Plans decisions and gated community that developed after the 1980s for upper-income classes for new residential areas. In the case of urban aesthetic historical and conservation areas create Istanbul's identity, with different aims for protecting and preserving its texture. These areas are separately authorized (Gravin and Leroy, 2012). According to King (1997), there is always more emphasis on aesthetic considerations in conservation areas. King (1997, p.21) has explained this emphasis as, aesthetic

qualities of the art as an end state, rather than as a tool for actual conservation process.

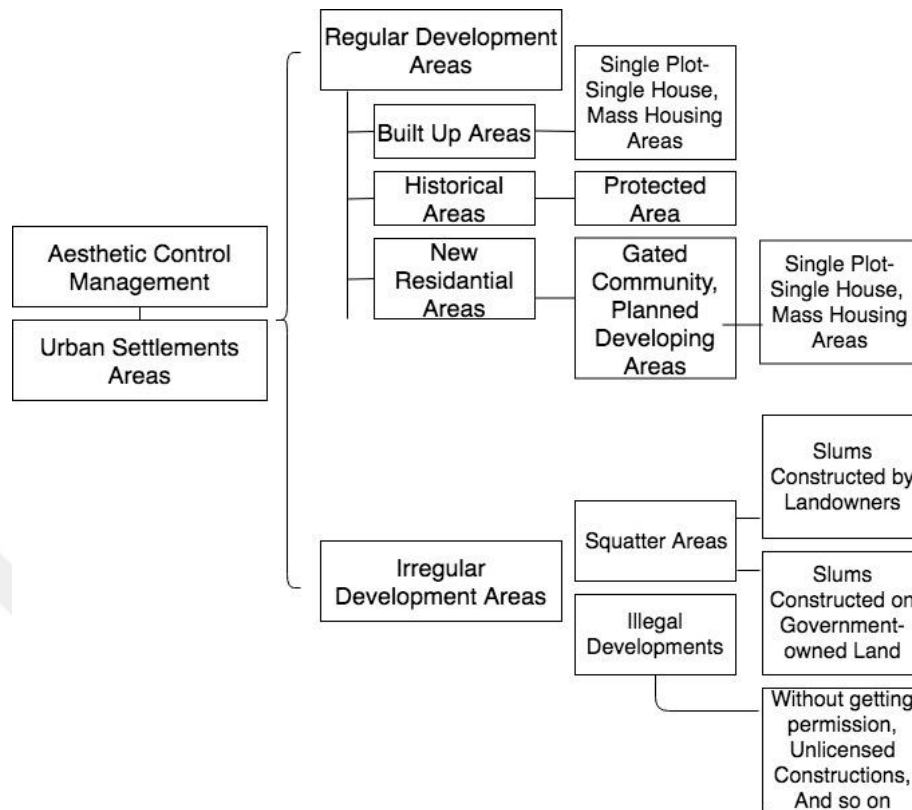


Figure 4.3: Urban settlement areas types in Turkey.

He has believed that in conservation areas, there is not any effort for creating new aesthetic qualities while there is an effort in order to conserve the aesthetic qualities of the artistic conception in connection with the passage of the work of art through time. Gravin and Leroy (2012) consider that there is a lesson to be learned from historical preservation in the context of drafting architectural controls. The protecting areas reveal preference of the community about special, unique or worthy of conserving in an area. Because the historic preservation community have developed accurate methods of surveying and recording key aspects of sites, neighbourhoods and places (Gravin and Leroy, 2012). As mentioned above historical and conservation areas have separately authorized so they are not in the scope of this thesis. New residential areas can give the comparative field of the city. As the aims of this thesis are to reveal the legal basis of aesthetic control management in urban planning laws, the application area in urban planning and design, the constitutional structure, the impact of urban aesthetic control management on urban identity, urban

silhouettes and urban image and so on, these issues must be explored inside the newly developing areas of the city.

4.3 Research Methodology

This research started with a general purpose to study how can new developed residential areas be more aesthetic with identity. As shown in Figure 4.4 an in-depth research process started with the formulation of hypothesis and sub-hypothesis. Hypothesis or major hypothesis are as follows,

Research Hypothesis (1): Urban aesthetic in the newly built environment can be explained by the formal urban aesthetic parameters and factors and these parameters can be involved in urban laws and regulations.

Research Hypothesis (2): Controlling and managing urban aesthetic in newly built environments can be arranged by the legal sources.

Research Hypothesis (3): With arranging the formal urban aesthetic parameters inside the legal tools such as laws and regulation reaching the more aesthetic environments will be so easier.

The research hypothesis one is that urban aesthetic in the newly built environment can be explained by the formal urban aesthetic parameters and these parameters can be involved in urban laws and regulations. These parameters can be the structure of forms or just physical attributes also can be the human's response to the content of these forms as symbolic aesthetic parameters. At the same time urban design objectives are effective in urban aesthetic in newly built environments. Urban design objectives, which are the components of urban formal aesthetic, is more effective in creating aesthetically environments. Urban design objectives include shape, proportion, rhythm, scale, complexity, colour, hierarchy, spatial relations and so on. Since these parameters represents physical attributes of the built environment so, formal aesthetic parameters are more effective in creating an urban aesthetic. However, these parameters can be controlled by urban laws and regulations. The research hypothesis two is that controlling and managing urban aesthetic in newly built environments can be arranged by the legal sources.

The research hypothesis three is that with arranging the formal urban aesthetic parameters inside the legal tools such as laws and regulation reaching the more aesthetic environments will be so easier.

On the other hand, the question is that, while physical attributes or formal parameters are more effective in urban aesthetic are they influential at the same degree too?. Some parameters may carry aesthetic effect much more than others in newly built environments. These questions created the basis of the minor hypothesis. In this respect, the minor hypothesis of this study is that identity and character may be the most important factor in affecting urban aesthetic in the newly built residential areas. Because, this factor has a direct relationship with the physical features of the built environments. At the same time, sustainability and the lack of green spaces are the other important factor in affecting urban aesthetic in the newly built residential areas. Especially in recent years with increased the value of the land this factor began to be ignored.

As mentioned in the hypothesis there are many factors that affected urban aesthetic in newly built residential areas. As well as the importance degree of these factors isn't the same. Supporting of these situations is inside the literature without any definite aesthetic definition. In this regard, in order to study such a complicated topic, using a simple and single method seems to be insufficient, incomplete and limited. In order to get the right result, combining different types of techniques in the research has foreseen. This at the same time cause overcomes the single method's weakness and limitations. These techniques are illustrated in Figure 4.4.

The whole research process contains six main steps. These steps contain three main techniques which are;

1. Creating Survey Questions
2. Statistical Analysis
3. Testing Created Factors

Details of these techniques have been explained in the following parts.

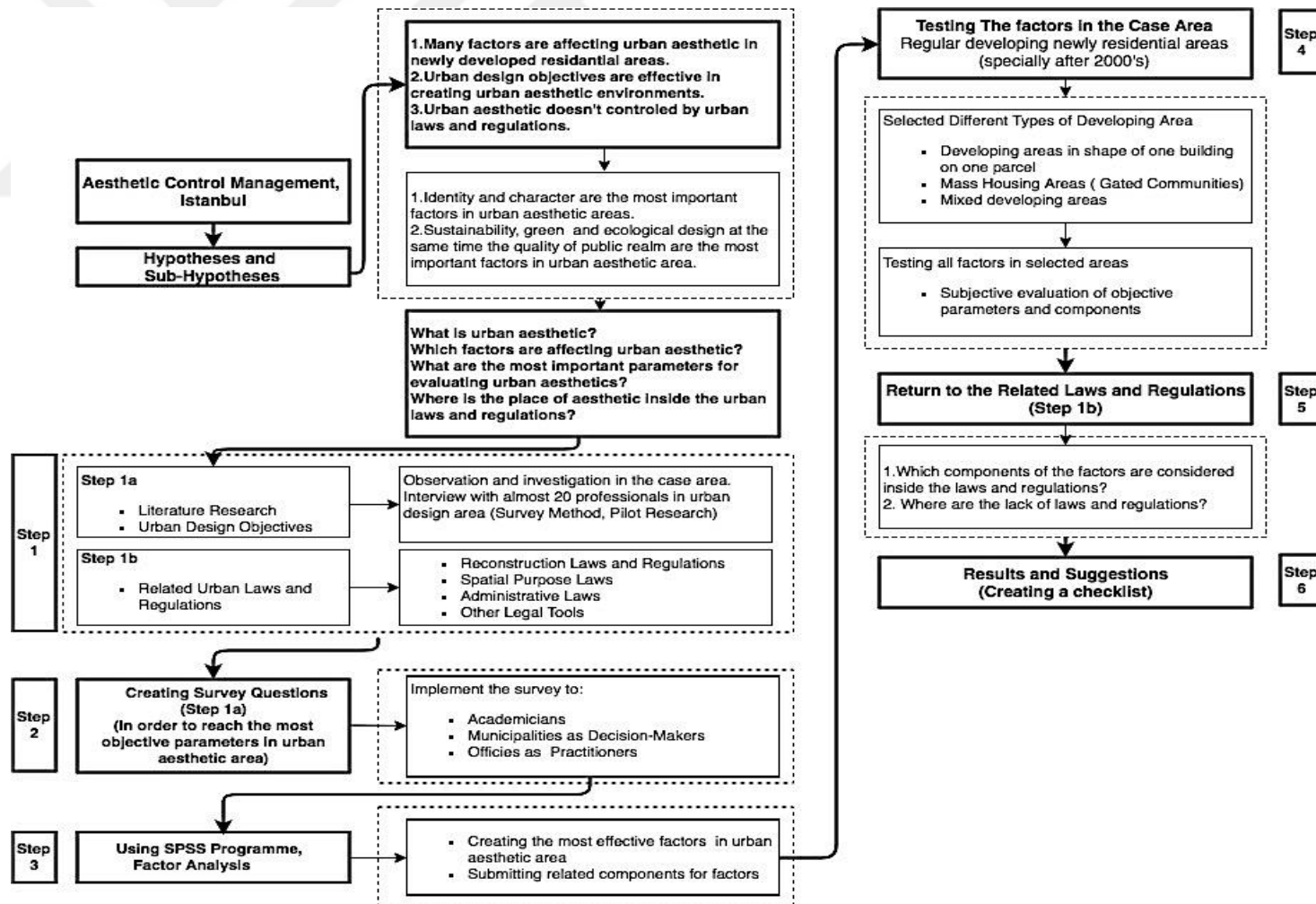


Figure 4.4: Research methodology of the thesis.

Relationship between research hypothesis and research methodology show in figure 4.5.

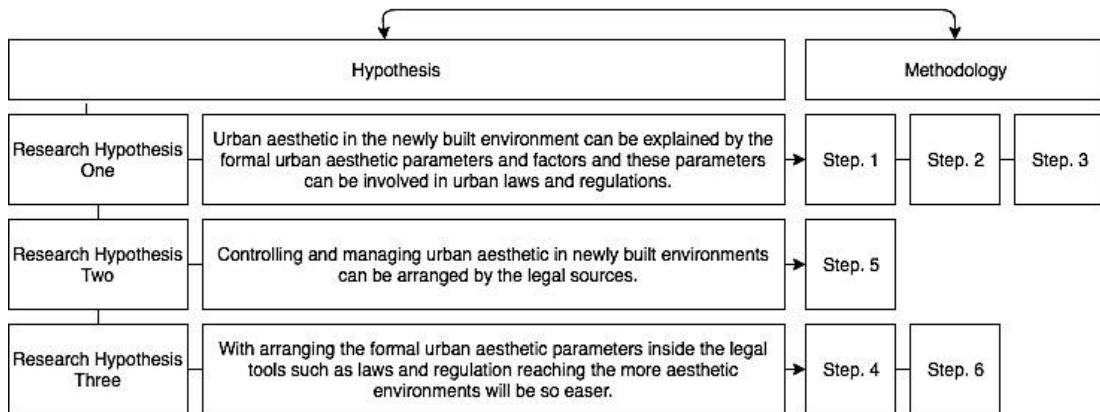


Figure 4.5: Illustration of the relationship between research hypothesis and research methodology steps.

4.3.1 Questionnaires (Survey)

While this thesis started with a general purpose to study how must be aesthetic control managed on newly developed residential areas so at the first the factors that created these aesthetic features in newly built environments were needed. At the same time, the factors have to provide input to legal sources of urban planning and design.

So the first step of the research started with the vast literature research. As described in the second chapter, the aesthetic and urban aesthetic has different aspects without any definite definition (see Table 2.1). As well as according to the literature review formal aesthetic and symbolic aesthetic are two ways that, Nasar (1994) have evaluated urban aesthetic by. While the formal aesthetic is communication with the form of the buildings for their own sake, the symbolic aesthetic is not defined solely by physical attributes. The factors and parameters, which are revealed in this research should be clearly explained urban formal aesthetics in order to be able to incorporate in urban planning laws and regulations. It is an attempt to put forth parameters that can clearly and objectively indicate urban aesthetics because there are a number of design principles and guidance in this case. Most of these documents outline a set of design principles to inform designing integrated, vibrant, flexible and sustainable urban areas. These principles include ways of achieving accessibility or walkable communities, designing a vital, mix of uses and legibility public realms,

creating flexibility, protecting the environment, biodiversity and sustainability, create a green space, network and natural grid and creating visual richness. In the same way according to the literature background, urban aesthetics is mainly related to the external image of an object and place in a given urban context. This image can be considered as the disposition of buildings, harmony and suitability in composition, and visual impact of the urban scene from the past. For achieving aesthetic qualities of the built environments, urban design principles have been used and these principles have been defined in various ways from different sources (Celik and Aciksoz, 2017; Taylor, 2009; DETR, 2000; Nasar, 1997; Porteous, 1996).

The most remarkable of these resources is the urban design parameters of DETR (Urban Design in the Planning System, London, 2000). These parameters have been defined as character 'a place with its own identity', continuity and enclosure 'a place where public and private spaces are clearly distinguished', quality of the public realm 'a place with attractive and successful outdoor areas', ease of movement 'a place that is easy to get to and more through', legibility 'a place that has clear image and is easy to understand', adaptability 'a place that can change easily' and diversity 'a place with variety and choice' (DETR, 2000, p. 15). Since the parameters of this document are used as a best practice and government guidance, therefore, a questionnaire survey form was prepared by taking into consideration the urban design parameters of DETR.

'Successful streets, spaces, villages, towns and cities tend to have characteristics in common. These factors have been analysed to produce principles or objectives of good urban design. They help to remind us what should be sought to create a successful place. There is considerable overlap between the objectives and they are mutually re-inforcing' (DETR, 2000, p.14).

Besides these parameters, the formal parameters that obtained from the literature in the urban design area form the basis of survey questions. On a more specific level, more concrete and formal parameters and factors should be taken into consideration in order to evaluate in the legal sources. Therefore, aesthetic considerations such as matters of taste in environmental aesthetics, biology, personality, adaptation levels, goals, expectations, and the social, economic and cultural circumstances and values that a society brings to the urban area, none of which are defined solely by physical attributes, are excluded from the scope of this thesis. Eventually, the questionnaire survey was designed with 30 specific questions. Before the final questionnaire, the

pilot questionnaire survey was done in order to make some changes in survey questions if needed. All these questions describe urban design factors for aesthetic assessment of newly built environments. In order to better cover the aesthetic problems inside the newly built environments, these questions were prepared in two main sections that the second section contains three different parts. The first section of the survey includes demographical questions in order to learn the characteristics of the sample group. This part made up independent variables of the survey. These questions were about gender, age, job position, working place and income. Detailed about this section will be described in part 4.3.2. The second section contains the main and specific questions about urban formal aesthetic, which was designed in three different parts. This section made up the dependent part of the survey. Most of these questions are judicial questions which can be defined by physical attributes. All these questions have been selected to define more specific formal design parameters in the building and design (3 dimensions), and planning scale (2 dimensions), to be included in legal sources. Details about these questions are shown in Figure 4.5. The first part of section two has included questions about aesthetic parameters in building and design scale or three dimensions of design data. Questions from 1 to 12 include these types of questions. These questions are named from Aest.1 to Aest.12 in Table 4.5. They contain questions about dimension and Continuity, hierarchy, order, rhythm, proportion, ratio, scale, mass, bulk, architectural motif, solid and void ratio, façade design, the form of buildings and their interior design, colour, texture, pattern and material.

The second part of the section is about both building (design) and planning scale data. These variables contains three-dimensions and two-dimensions together. Questions from 13 to 18 include these types of questions. These questions are named from Aest.13 to Aest.18 in Table 4.6. The questions of this part are emphasis the most prominent features of newly built environments in recent years especially in the case research of Istanbul. These questions are about the predominant effect of tall buildings, disharmony between building heights, formal relationships between building groups, diversity and ecological landscape design. These questions represent formal design parameters in the planning scale (2 dimensions), and building or design scale (3 dimensions) together.

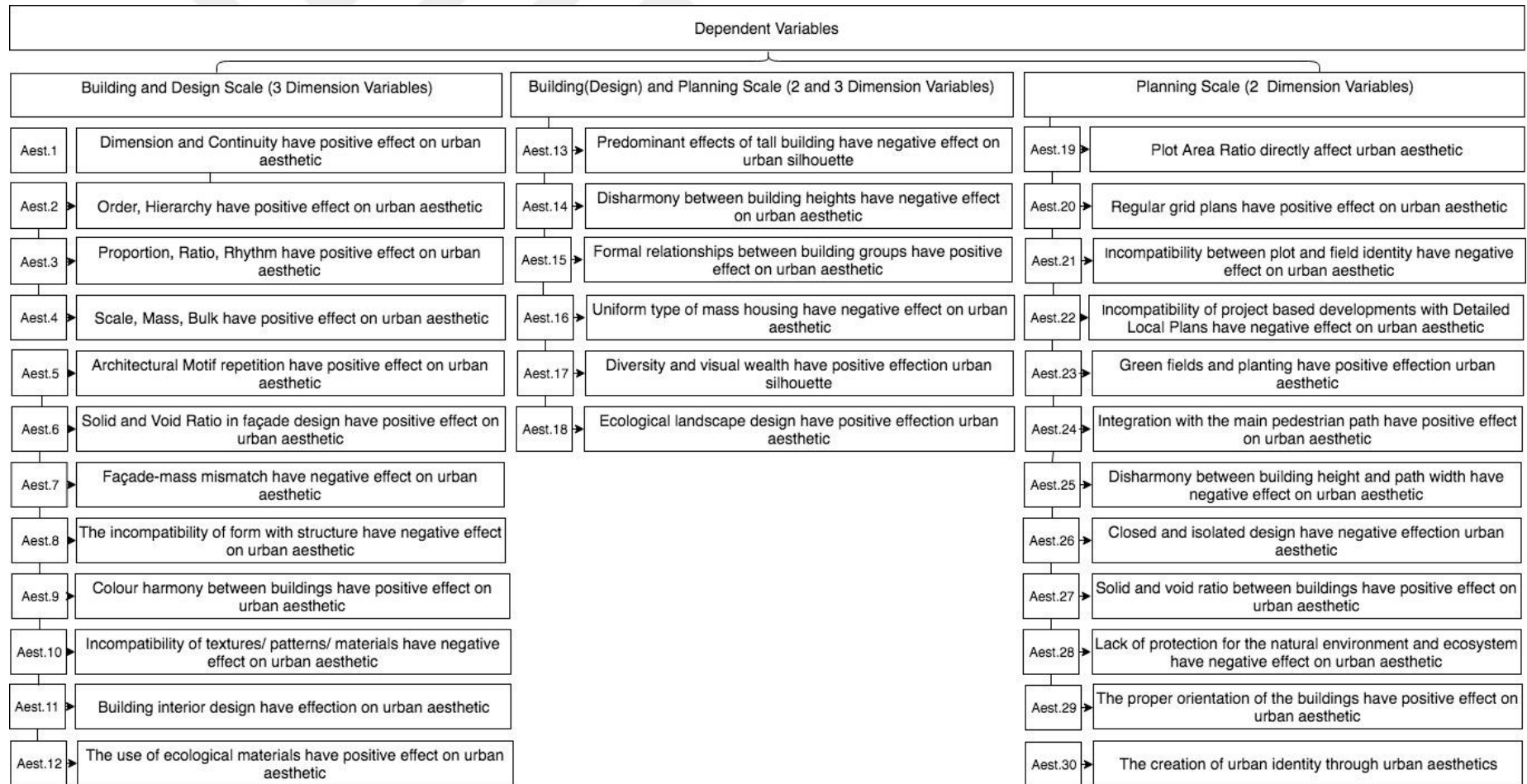


Figure 4.6: Second section of the survey questions (Rezafar and Turk, 2018).

The third part of the section is about planning scale data. These variables contain two- dimension variables. Questions from 18 to 29 included these types of questions. These questions are named from Aest.18 to Aest.29 in Table 4.5. These questions are about plot area ratio, regular grid planning, incompatibility between plot and field identity, project-based developments, green design, circulations and building orientations. The last variable of the survey is about the relationship between urban identity and urban aesthetics. This is 30 question of the survey. This question is named as Aest.30 in Table 4.7.

4.3.2 Sampling and universe characteristics

The survey study was conducted between the middle of August 2017 to November 2017. In order to determine urban design factors for aesthetic assessment of newly built environments, evaluation of the experts in urban design areas was needed. The main reason for selecting experts in research method was the importance of the need to clearly defined parameters in urban design areas. Because in the next step of the study these evaluations and parameters will be used for incorporation into legal sources and legislation. Since terminologies (such as hierarchy, rhythm, proportion, ratio, plot area ratio) couldn't be understood by the public or lay people, therefore, experts in design areas were the best choice. Because all samples had to have basic knowledge and theories about urban, architecture and landscape design parameters, terms and concepts at the same time experienced in this area. In this case, three groups of experts were selected. These groups were determined to be scholars, officials and practitioners. All of the selected samples have lived in Istanbul, and know about the situation of newly built environments in Istanbul, especially after the 2000s. In order to select samples the practical and economical quota method was created to represent the whole body of samples. Because selecting the whole body of them in Istanbul was impossible. A total number of these samples was 137 at the end of quota implementation. Details of the quota implementation for these three groups are as follows; Scholars were selected from architecture and design departments of universities (Yılmaz et al, 2018) that located in Istanbul. According to Council of Higher Education site (Url-4), there are 50 universities all around Istanbul. The number of universities with Faculty of Architecture and /and or Faculty of Engineering and Architecture, which have the department of architecture, interior architecture, urban design and planning and landscape architecture were 32 at

October 2017. The total number of design departments inside these 32 universities was 60. At the same time, the total number of these department members was 1197. 60 samples from 5% of the total department members were accepted as scholar samples (Table 4.1). Since the number of architects being too much and quota application had done randomly, so architects who were working at the landscape or interior architecture departments, as well as urban design and planning departments, were seen.

Table 4.1: Department numbers and related members number in Istanbul universities according to October 2017 data.

Department	Total Number of Departments	Total Number of Department Members
Department of Architecture	30	768
Department of Interior Architecture	25	281
Department of Urban Design and Planning	4	119
Department of Landscape Architecture	1	29

The second part of the samples was practitioners who worked in design offices. In the part of selecting practitioners registered city planning offices, registered architectural design offices and registered landscape architecture offices were selected. The data about the number of these offices were collected from Chamber of City Planners, Chamber of Architects and Chamber of Landscape Architects from Istanbul branch sites on October 2017. The total number of these offices all around Istanbul according to these chambers are seen in Table 4.2.

Table 4.2: Registered offices number in Istanbul according to October 2017 data.

Offices	Total Number
Registered City Planning Offices	102
Registered Architectural Design Offices	2506
Registered Landscape Architecture Offices	21

10% of total numbers for Registered City Planning Offices that means 10, 10% of total numbers for Registered Landscape Architecture Offices that means 2 and 10%

of total numbers for Registered Architectural Design Offices that means 25 were selected for sampling of this part. Since 1 participant from each office accepted so totally 37 members from offices selected by quota application. So 37 samples from 10% of the total number of these offices were selected as practitioners. Since some participants who worked at landscape architecture offices or city planning offices were architects, again the number of architects became more. The third part of the samples was officials who worked at municipalities. This part selected as decision-makers in urban areas. According to the Istanbul Metropolitan Municipality's site, in October 2017 there were 39 district municipalities and 1 metropolitan municipality in Istanbul. Again in this part 1 participant accepted from each municipality. So 40 samples of total numbers of these municipalities were selected as officials. After the decision was made about the number of sampling and universe, face to face question-answer form done for scholars. With this method, notes were taken about scholar's ideas and extra information about urban aesthetic issues. At the same time, some of the scholars were called by phone or survey form was sent for them as an email. In the same way for municipalities tried to reach for planning, design and reconstruction units in order to face to face question-answer form. For offices after being obtained their phones from related Chamber's site, they were dialled one by one. The survey was filled from the phone by the researcher. At the same time, email addresses gathered in order to send online the survey form for whom was not available at that time. Online survey form prepared in Google Drive, Google Form's part. The process of preparing the survey, reaching the samplings and gathering all answers took almost 4 months. After gathering answers there were 150 survey forms, that some of them were inadequate for analyzing. After controlling all surveys one by one 137 of surveys selected for SPSS software (version 21) analyzing.

4.3.3 Results of the survey

In order to evaluate the reliability of the survey scale, a reliability analysis was done using the SPSS program. The reliability analysis has been developed to assess the reliability and authenticity of tests, surveys or scales used in the measurement. The test is described by Cronbach's alpha value. According to the alpha coefficient;

If $0,00 \leq \alpha \leq 0,40$, the scale is not reliable,

If $0,40 \leq \alpha \leq 0,60$ the scale is low reliability,

If $0,60 \leq \alpha \leq 0,80$ the scale is highly reliable,

If $0,80 \leq \alpha \leq 1,00$ the scale is a reliable measure at the high level (Kalayci, 2005, p.405).Cronbach's alpha value in the reliability analysis of these 30 questions was 0.808. According to the alpha coefficient, if $0.80 \leq \alpha \leq 1.00$ the scale is a reliable measure at the high level (Kalayci, 2005, p. 405). So this test describes high-level reliability of the survey (Table 4.3).

Table 4.3: Cronbach's alpha value by SPSS program.

Reliability Statistics	
Cronbach's Alpha	N of Items
.808	30

As described in the part 4.3.2 applied survey for samplings consists of two main parts. The first part of it contains demographic characteristics of sampling. Questions involving demographics include questions about gender, age, job position, working place and income. Frequency table (Table 4.4) according to SPSS analysis about these questions is as follow.

Table 4.4: Frequency tables according to SPSS analysis.

Characteristics	Scholars	Practitioners	Officials	TOTAL
Sampling	60	37	40	137
Gender				
Female	42 (70%)	25 (66%)	24 (60%)	91 (34%)
Male	18 (30%)	12 (34%)	16 (40%)	46 (66%)
Age				
25-30	13 (22%)	10 (27%)	6 (15%)	29 (21%)
30-35	8 (13%)	16 (43%)	13 (33%)	37 (27%)
35-40	1 (1%)	1 (2%)	14 (35%)	16 (12%)
40-45	13 (22%)	5 (14%)	7 (17%)	25 (18%)
Over 45 age	25 (42%)	5 (14%)	0 (0%)	30 (22%)
Job Position				
Architects	38 (64%)	19 (51%)	21 (53%)	78 (57%)
Interior architects	6 (10%)	0 (0%)	0 (0%)	6 (4%)
Landscape Architects	2 (3%)	2 (5%)	2 (5%)	6 (4%)
Urban Planner	12 (20%)	15 (41%)	15 (37%)	42 (31%)
Urban Designer	2 (3%)	1 (3%)	2 (5%)	5 (4%)
Income				
2500-3000 TL	8 (14%)	3 (8%)	1 (3%)	12 (9%)
3500-4500 TL	8 (14%)	10 (27%)	1 (3%)	19 (14%)
4500-5500 TL	17 (28%)	12 (32%)	25 (62%)	54 (39%)
5500-6500 TL	10 (16%)	4 (11%)	10 (25%)	24 (18%)
Over 6500 TL	17 (28%)	8 (22%)	3 (7%)	28 (20%)

According to this table (Table 4.4), the participants who formed the sample group are 91 (66.4 %) female and 46 (33.6%) male. The participants who formed the sample group are 78 (56.9%) architects, 6 (4.4%) interior architects, 6 (4.4%) landscape architects, 42 (30.7%) urban planners and 5 (3.6%) urban designers. The participants who formed the sample group are 29 (21,2%) at 25-30 age, 37 (27.0%) at 30-35 age, 16 (11.7%) at 35-40 age, 25 (18.2%) at 40-45 age and 30 (21.9%) at 45 and/ and or overage. The participants who formed the sample group are 60 (43.8%) work at the university, 40 (29.2%) work at municipality and 37 (27.0%) work at the office. 12 (8.8%) of the participants who formed the sample group had 2500-3500 TL income, 19 (13.9%) have 3500-4500 TL income, 54 (39.4%) have 4500-5500 TL income, 24 (17.5%) have 5500-6500 TL income and 28 (20.4%) have 6500 and/ and or over TL income.

Participants in the survey were asked to indicate to what degree they responded to the questions in the survey. The participants answered the questions of the survey with their own subjective evaluations. Coding of the 5-point Likert scale for all questions, showing the participants grades are as follows: 5-Strongly Agree, 4-Agree, 3-Neutral, 2-Disagree, 1-Strongly Disagree. This method has caused examining the order of importance in evaluating for aesthetic of newly built environments. Variance results of the survey is shown in Figure 4.7. At the same time, Descriptive Statistics for extracting frequencies of variables is arranged by the author in Table 4.5.

Variables	Strongly Agree		Agree		Natural		Disagree		Strongly Disagree		Mean	Std. Deviation
	Freq.	%	Freq.	%	Freq.	%	Freq.	%	Freq.	%		
Aest.1	40	29.2	15	10.9	14	10.2	39	28.5	29	21.2	2.98	1.55
Aest.2	33	24.1	46	33.6	16	11.7	15	10.9	27	19.7	3.31	1.45
Aest.3	44	32.1	40	29.2	17	12.4	9	6.6	27	19.7	3.47	1.49
Aest.4	33	24.1	36	26.3	24	17.5	7	5.1	37	27.0	3.15	1.53
Aest.5	16	11.7	18	13.1	48	35.0	26	19.0	29	21.2	2.75	1.25
Aest.6	22	16.1	40	29.2	25	18.2	22	16.1	28	20.4	3.04	1.38
Aest.7	59	43.1	49	35.8	17	12.4	8	5.8	4	2.9	4.10	1.02
Aest.8	61	44.5	50	36.5	14	10.2	10	7.3	2	1.5	4.15	.97
Aest.9	26	19.0	35	25.5	36	26.3	15	10.9	25	18.2	3.16	1.35
Aest.10	53	39.0	50	36.8	23	16.9	7	5.1	3	2.2	4.05	.98
Aest.11	6	4.4	29	21.2	30	21.9	49	35.8	23	16.8	2.60	1.12
Aest.12	27	19.7	39	28.5	31	22.6	26	19.0	14	10.2	3.28	1.26
Aest.13	73	53.3	48	35.0	10	7.3	5	3.6	1	.7	4.36	.83
Aest.14	80	58.4	43	31.4	5	3.6	7	5.1	2	1.5	4.40	.89
Aest.15	18	13.2	59	43.4	45	33.1	14	10.3	0	0	3.59	.84
Aest.16	60	43.8	50	36.5	15	10.9	10	7.3	2	1.5	4.13	.97
Aest.17	32	23.4	40	29.2	27	19.7	17	12.4	21	15.3	3.32	1.36
Aest.18	57	41.6	40	29.2	23	16.8	12	8.8	5	3.6	3.96	1.12
Aest.19	59	43.1	54	39.4	17	12.4	5	3.6	2	1.5	4.18	.89
Aest.20	16	11.8	29	21.3	47	34.6	24	17.6	20	14.7	2.97	1.20
Aest.21	58	42.3	56	40.9	15	10.9	7	5.1	1	.7	4.18	.87
Aest.22	63	46.0	42	30.7	23	16.8	4	2.9	5	3.6	4.12	1.03
Aest.23	62	45.3	40	29.2	19	13.9	10	7.3	6	4.4	4.03	1.13
Aest.24	40	29.2	54	39.4	19	13.9	14	10.2	10	7.3	3.72	1.19
Aest.25	73	53.3	41	29.9	13	9.5	9	6.6	1	.7	4.28	.93
Aest.26	56	40.9	42	30.7	26	19.0	13	9.5	0	0	4.02	.99
Aest.27	41	29.9	47	34.3	18	13.1	13	9.5	18	13.1	3.58	1.35
Aest.28	74	54.0	45	32.8	11	8.0	6	4.4	1	.7	4.35	.86
Aest.29	40	29.2	38	27.7	27	19.7	22	16.1	10	7.3	3.55	1.26
Aest.30	68	49.6	36	26.3	16	11.7	8	5.8	9	6.6	4.06	1.20

Figure 4.7:Variance result of the survey.

As seen in Figure 4.5, the participants agreed with 87% of the questions. This figure shows cohesion opinion of the samples on the positive effects of physical parameters in building and design scale, except for Aest. 1, Aest. 5 and Aest. 11. These parameters are order, hierarchy, rhythm, proportion, mass, scale, solid and ecological materials. Moreover, the samples are in strong agreement on the negative effects of Aest.8 (the incompatibility of form with structure) and Aest.10 (incompatibility of textures/patterns/materials). This table can be interpreted as this way, according to scholars and practitioners formal aesthetic parameters such as order, hierarchy, proportion, ratio, rhythm, scale, mass, bulk, materials and colour (Aest.2, Aest.3, Aest.4, Aest.9, Aest. 10) have positive and important effect on urban and environmental aesthetic. While the building's interior design (Aest.11) does not have an effect on urban environmental aesthetic. Dimension and continuity of buildings (Aest.1), at the same time architectural motif repetition (Aest.5) does not have a positive effect on urban and environmental aesthetic. In the other word, these parameters have the negative effect on the urban aesthetic. This shows that diversity, not repetition has a positive effect on urban aesthetic. At the same time, it should be compatibility between building's form with structure (Aest.8), facade and mass (Aest.7), materials, patterns and textures (Aest.10). Incompatibility between these parameters has a negative effect on urban aesthetic.

Table 4.5: The frequency of building and design scale (3 dimension) variables.

Building Scale (3 dimension variables)			
Variable	Net Agree	Net Disagree	Mean
(Aest.1) Dimension and Continuity have positive effect on urban aesthetic	55	68	2.98
(Aest.2) Order, Hierarchy have positive effect on urban aesthetic	79	42	3.31
(Aest.3) Proportion, Ratio, Rhythm have positive effect on urban aesthetic	84	36	3.47
(Aest.4) Scale, Mass, Bulk have positive effect on urban aesthetic	69	44	3.15
(Aest.5) Architectural Motif repetition have positive effect on urban aesthetic	34	55	2.75
(Aest.6) Solid and Void Ratio in façade design have positive effect on urban aesthetic	62	50	3.04
(Aest.7) facade-mass mismatch have negative effect on urban aesthetic	108	12	4.10
(Aest.8) Incompatibility of form with structure have negative effect on urban aesthetic	111	12	4.15
(Aest.9) Color Harmony between buildings have positive effect on urban aesthetic	61	40	3.16
(Aest.10) Incompatibility of textures/ patterns/ materials have negative effect on urban aesthetic	103	10	4.05
(Aest.11) Building Interior Design have affection on urban aesthetic	35	72	2.60
(Aest.12) Using ecological based materials have positive effect on urban aesthetic	66	40	3.28

This kind of harmony in agreement expressing of participants can be seen for questions related to the building and design and planning scales (3 dimension and 2 dimension). Descriptive Statistics for extracting frequencies of these variables is as

Table 4.6. As seen in Table 4.6, the predominant effects of tall buildings (Aest.13) and disharmony between buildings heights (Aest.14) are in particular strongly agreed upon the participants. Uniform type of mass housing (Aest.16) affects urban aesthetic negatively while diversity and visual wealth (Aest.17) positively affect urban aesthetic. Ecological landscape design (Aest.18) has positive effect on urban aesthetic in both building and planning scale. This table shows the most important parameter in urban silhouette as, high building's negative effect. At the same time like previous table diversity and visual wealth in mass housing can affect urban aesthetic positively. While the formal relationship (Aest.15) should be should be done between building groups in order to positive affection on urban aesthetic.

Table 4.6:The frequency of building and planning scale (2 and 3 dimension)variables.

Building and Planning scale (3 dimension and 2 dimension) variables			
Variable	Net Agree	Net Disagree	Mean
(Aest.13) Predominant effects of tall buildings have negative effect on urban silhouette	121	6	4.36
(Aest.14) Disharmony between buildings heights have negative effect on urban aesthetic	123	9	4.40
(Aest.15) Formal relationship between building groups have positive effect on urban aesthetic	77	14	3.59
(Aest.16) Uniform type of mass housing have negative effect on urban aesthetic	110	12	4.13
(Aest.17) Diversity and Visual Wealth have positive effect on urban silhouette	72	38	3.32
(Aest.18) Ecological Landscape Design have positive effect on urban aesthetic	97	17	3.96

91% of the questions concerning the planning scale (2 dimensions) drew agreement from the participants. As seen in Table 4.7 while regular grid plan (Aest.20) has the lowest score in the mean column, the other questions have the highest. According to these results, the plot area ratio (Aest.19) directly affect urban aesthetic while incompatibility between plot and field identity (Aest.21) negatively affect urban aesthetic. Incompatibility of project-based developments with Detailed Local Plans (Aest.22), disharmony between building height and path width (Aest.25) and lack of protection for the natural environment and ecosystem (Aest.28) are the most important parameters that negatively affected urban aesthetic. Integration with the main pedestrian path (Aest.24), solid and void ratio between buildings (Aest.27), closed and isolated design (Aest.26) and proper orientation of the buildings (Aest.29) has positive but not most important affection on urban aesthetic. This table also

describes most of the participants are agree about the creation of urban identity through urban aesthetic.

Table 4.7: The frequency of planning scale(2 dimension)variables.

Planning Scale (2 Dimension variables)			
Variables	Net Agree	Net Disagree	Mean
(Aest.19) Plot Area Ratio directly affect urban aesthetic	113	7	4.18
(Aest.20) Regular grid plan have positive effect on urban aesthetic	45	44	2.97
(Aest.21) Incompatibility between plot and field identity have negative effect on urban aesthetic	114	8	4.18
(Aest.22) Incompatibility of project based development with urban Detailed Local Plans have negative effect on urban aesthetic	105	9	4.12
(Aest.23) Green field and planting have positive effect on urban aesthetic	102	16	4.03
(Aest.24) Integration with the main pedestrian path have positive effect on urban aesthetic	94	24	3.72
(Aest.25) Disharmony between building Height and path width have negative effect on urban aesthetic	114	10	4.28
(Aest.26) Closed and isolated design have negative effect on urban aesthetic	98	13	4.02
(Aest.27) Solid and void ratio between buildings have positive effect on urban aesthetic	88	31	3.58
(Aest.28) Lack of protection for the natural environment and ecosystem have negative effect on urban aesthetic	119	7	4.35
(Aest.29) The proper orientation of buildings have positive effect on urban aesthetic	78	32	3.55
(Aest.30) The creation of urban identity through urban aesthetic	104	17	4.06

In order to analysis independence variables about three participants groups with different working places, One-Way ANOVA (Tukey) analysis was done. The aim of this analysis is to understand aesthetic perception between scholars, practitioners and officials. This gives previous knowledge of how these three groups think about urban aesthetic issues (Table 4.8). So in order to understand between which groups there is a difference, Post Hoc analysis was done. Different analysis like Tukey, Scheffe and Gabriel were done in this part. After evaluating the Homogeneous value, Tukey test accepted. According to the ANOVA analysis if, sig. value > 0.05 so there is no significant differences between independent variables. ANOVA test of this research shows that there are no significant differences between independent variables in Aest.6, Aest.7, Aest.8, Aest.9, Aest.13, Aest.14, Aest.16, Aest.18, Aest.19, Aest.21, Aest.22, Aest.23, Aest.24, Aest.25, Aest.26, Aest.28, Aest.29 and Aest.30. According to Table 4.8, among the three groups of participants, only the municipal officials disagreed with Aest. 3 (proportion/ratio/rhythm), Aest. 4 (scale/mass/bulk), Aest. 2 (order/hierarchy) and Aest. 17 (diversity and visual wealth), only scholars disagreed with Aest. 1 (dimension and continuity) and Aest. 12 (using ecological based materials), and only practitioners disagreed with Aest. 9 (colour harmony). Both officials and practitioners disagreed with Aest. 6 (solid and void ratio in façade design), Aest. 5 (urban identity) and Aest. 20 (regular grid plan). All groups

disagreed with the Aest. 11 (interior design). At the same time, table 4.9 shows multiple comparisons between these groups.

Table 4.8: ANOVA analysis results between three group of participants.

Dependent Variable	Working Place		Mean Difference	Std. Error	Sig.	Working Place	Mean
Aest.1	Scholars	Officials	-1.225*	.300	.000	Scholars	2.40
	Scholars	Practitioners	-.843*	.307	.019	Officials	3.62
	Officials	Practitioners	.381	.335	.493	Practitioners	3.24
Aest.2	Scholars	Officials	1.125*	.281	.000	Scholars	3.85
	Scholars	Practitioners	.768*	.288	.023	Officials	2.72
	Officials	Practitioners	-.356	.314	.589	Practitioners	3.08
Aest.3	Scholars	Officials	.991*	.293	.003	Scholars	3.91
	Scholars	Practitioners	.565	.300	.149	Officials	2.92
	Officials	Practitioners	-.426	.328	.399	Practitioners	3.35
Aest.4	Scholars	Officials	1.458*	.288	.000	Scholars	3.78
	Scholars	Practitioners	.756*	.295	.031	Officials	2.32
	Officials	Practitioners	-.702	.322	.079	Practitioners	3.027
Aest.5	Scholars	Officials	.750*	.250	.009	Scholars	3.10
	Scholars	Practitioners	.478	.256	.152	Officials	2.35
	Officials	Practitioners	-.271	.279	.596	Practitioners	2.62
Aest.6	Scholars	Officials	.300	.283	.542	Scholars	3.20
	Scholars	Practitioners	.254	.290	.658	Officials	2.90
	Officials	Practitioners	-.045	.317	.988	Practitioners	2.94
Aest.8	Scholars	Officials	.066	.198	.940	Scholars	4.26
	Scholars	Practitioners	.347	.203	.205	Officials	4.20
	Officials	Practitioners	.281	.221	.417	Practitioners	3.91
Aest.9	Scholars	Officials	.366	.274	.379	Scholars	3.41
	Scholars	Practitioners	.551	.281	.126	Officials	3.05
	Officials	Practitioners	.185	.307	.819	Practitioners	2.86
Aest.10	Scholars	Officials	.133	.197	.779	Scholars	3.98
	Scholars	Practitioners	-.405	.204	.119	Officials	3.85
	Officials	Practitioners	-.538*	.222	.044	Practitioners	4.38
Aest.11	Scholars	Officials	-.500	.224	.071	Scholars	2.30
	Scholars	Practitioners	-.591*	.230	.030	Officials	2.80
	Officials	Practitioners	-.091	.251	.929	Practitioners	2.89
Aest.12	Scholars	Officials	-.825*	.249	.003	Scholars	2.90
	Scholars	Practitioners	-.532	.255	.097	Officials	3.72
	Officials	Practitioners	.532	.278	.548	Practitioners	3.43
Aest.13	Scholars	Officials	-.016	.168	.995	Scholars	4.43
	Scholars	Practitioners	.271	.172	.263	Officials	4.45
	Officials	Practitioners	.278	.188	.282	Practitioners	4.16
Aest.14	Scholars	Officials	-.283	.180	.262	Scholars	4.36
	Scholars	Practitioners	.177	.184	.603	Officials	4.65
	Officials	Practitioners	.460	.201	.061	Practitioners	4.18
Aest.15	Scholars	Officials	.252	.169	.297	Scholars	3.81
	Scholars	Practitioners	.546*	.171	.005	Officials	3.56
	Officials	Practitioners	.293	.188	.268	Practitioners	3.27
Aest.16	Scholars	Officials	.308	.198	.268	Scholars	4.33
	Scholars	Practitioners	.387	.202	.140	Officials	4.02
	Officials	Practitioners	-.079	.221	.932	Practitioners	3.94

Table 4.8 (continued):ANOVA analysis results between three group of participants.

Dependent Variable	Working Place		Mean Difference	Std. Error	Sig.	Working Place	Mean
Aest.17	Scholars	Officials	-1.183*	.260	.000	Scholars	3.88
	Scholars	Practitioners	.775*	.266	.012	Officials	2.70
	Officials	Practitioners	-.408	.291	.343	Practitioners	3.10
Aest.18	Scholars	Officials	.158	.230	.772	Scholars	3.98
	Scholars	Practitioners	-.097	.236	.910	Officials	3.82
	Officials	Practitioners	-.256	.258	.583	Practitioners	4.08
Aest.19	Scholars	Officials	-.058	.183	.946	Scholars	4.21
	Scholars	Practitioners	.162	.187	.662	Officials	4.27
	Officials	Practitioners	.220	.204	.529	Practitioners	4.05
Aest.20	Scholars	Officials	.419	.240	.193	Scholars	3.31
	Scholars	Practitioners	.803*	.244	.004	Officials	2.89
	Officials	Practitioners	.383	.268	.328	Practitioners	2.51
Aest.21	Scholars	Officials	.050	.180	.959	Scholars	4.20
	Scholars	Practitioners	-.016	.185	.996	Officials	4.15
	Officials	Practitioners	-.066	.201	.942	Practitioners	4.21
Aest.22	Scholars	Officials	-.075	.209	.932	Scholars	4.25
	Scholars	Practitioners	.310	.214	.176	Officials	4.17
	Officials	Practitioners	-.385	.234	.384	Practitioners	3.86
Aest.23	Scholars	Officials	.400	.230	.196	Scholars	4.20
	Scholars	Practitioners	.172	.236	.745	Officials	3.80
	Officials	Practitioners	-.227	.257	.653	Practitioners	4.02
Aest.24	Scholars	Officials	-.483	.241	.116	Scholars	3.46
	Scholars	Practitioners	-.452	.247	.164	Officials	3.95
	Officials	Practitioners	.031	.269	.993	Practitioners	3.91
Aest.25	Scholars	Officials	-.316	.190	.225	Scholars	4.13
	Scholars	Practitioners	-.218	.195	.507	Officials	4.45
	Officials	Practitioners	.098	.213	.889	Practitioners	4.35
Aest.26	Scholars	Officials	.000	.203	1.000	Scholars	4.05
	Scholars	Practitioners	.077	.208	.928	Officials	4.05
	Officials	Practitioners	.077	.227	.939	Practitioners	3.97
Aest.28	Scholars	Officials	-.175	.174	.577	Scholars	4.20
	Scholars	Practitioners	-.367	.178	.103	Officials	4.37
	Officials	Practitioners	-.192	.195	.586	Practitioners	4.56
Aest.29	Scholars	Officials	-.475	.256	.156	Scholars	3.30
	Scholars	Practitioners	-.429	.262	.233	Officials	3.77
	Officials	Practitioners	.045	.286	.986	Practitioners	3.72
Aest.30	Scholars	Officials	.400	.243	.231	Scholars	4.30
	Scholars	Practitioners	.435	.249	.192	Officials	3.90
	Officials	Practitioners	.035	.271	.991	Practitioners	3.86
Aest.7	Scholars	Officials	.333	.208	.250	Scholars	4.23
	Scholars	Practitioners	.125	.213	.828	Officials	3.90
	Officials	Practitioners	-.208	.233	.646	Practitioners	4.10
Aest.27	Scholars	Officials	.666*	.271	.040	Scholars	3.91
	Scholars	Practitioners	.511	.277	.161	Officials	3.25
	Officials	Practitioners	-.155	.303	.865	Practitioners	3.40

Table 4.9 shows that there is a significant difference between scholars and both officials and practitioners in variables Aest.1, Aest.2 and Aest.4. These variables include building and design scale (3 dimensions) of the variables. The content of these variables is dimension, continuity, order, hierarchy, scale, mass and bulk in building scale. At the same time in building scale variables, there is a significant difference between scholars and officials and practitioners in variables Aest.3, Aest.5, Aest.11 and Aest.12. The content of these variables is proportion, ratio, rhythm, architectural motif, interior design and ecological based materials in building

scale. Again in building scale variables, there is a significant difference between officials and practitioners in variable Aest.10. The content of this variable are textures, patterns and materials in building scale.

In building and planning scale there is a significant difference between scholars and both officials and practitioners in variable Aest.17. The content of this variable is diversity and visual wealth in building and planning scale. At the same time, there is a significant difference between scholars and practitioners in variable Aest.15. The content of this variable is a formal relationship between building groups in building and planning scale. In the final part of the variables about planning scale (2 dimensions), there is a significant difference between scholars and practitioners in variable Aest.20. The content of this variable is regular grid plan in planning scale. At the same time, there is a significant difference between scholars and officials in variable Aest.27.

Table. 4.9: Multiple comparisons between three participants groups.

Variables	Multiple Comparisons		Sig.	%	Explanation
Aest.1	Scholars	Officials	.000	%100	There is %100 significant difference between Scholars and Officials in Aest.1.
	Scholars	Practitioners	.019	%98	There is %98 significant difference between Scholars and Practitioners in Aest.1.
	Scholars	Officials	.000	%100	There is %100 significant difference between Scholars and Officials in Aest.2.
Aest.2	Scholars	Practitioners	.023	%97	There is %97 significant difference between Scholars and Practitioners in Aest.2.
Aest.3	Scholars	Officials	.003	%99	There is %99 significant difference between Scholars and Officials in Aest.3.
Aest.4	Scholars	Officials	.000	%100	There is %100 significant difference between Scholars and Officials in Aest.4.
	Scholars	Practitioners	.031	%96	There is %96 significant difference between Scholars and Practitioners in Aest.4.
Aest.5	Scholars	Officials	.009	%99	There is %99 significant difference between Scholars and Officials in Aest.5.
Aest.10	Officials	Practitioners	.044	%95	There is %95 significant difference between Officials and Practitioners in Aest.10.
Aest.11	Scholars	Practitioners	.030	%97	There is %97 significant difference between Scholars and Practitioners in Aest.11.
Aest.12	Scholars	Officials	.003	%99	There is %99 significant difference between Scholars and Officials in Aest.12.
Aest.15	Scholars	Practitioners	.005	%95	There is %95 significant difference between Scholars and Practitioners in Aest.15.
Aest.17	Scholars	Officials	.000	%100	There is %100 significant difference between Scholars and Officials in Aest.17.
	Scholars	Practitioners	.012	%98	There is %98 significant difference between Scholars and Practitioners in Aest.17.
Aest.20	Scholars	Practitioners	.004	%99	There is %99 significant difference between Scholars and Practitioners in Aest.20.
Aest.27	Scholars	Officials	.040	%96	There is %96 significant difference between Scholars and Officials in Aest.27.

The content of this variable is the solid and void ratio between buildings in the planning scale. Anova analysis determined that scholars evaluate urban formal aesthetics differently than officials and practitioners.

4.3.4. Statistical analysis (factor analysis)

All selected variables affected urban aesthetic both positive or negatively. But in order to assess, which urban design factors are the most important in affecting urban aesthetic in newly built environments Factor Analysis was performed.

Factor Analysis is a multivariable statistical technique. Its purpose is to replace a collection of inter-correlated variables by another set of variables, called factors (Yıldız, 2004, p.127). So, the aim of Factor Analysis is to reducing and summarizing the number of data and parameters with distributing related parameters in the same factors. On the other hand, according to Yıldız (2004), factors contain variables that create relatively independent but conceptually meaningful factors. With this analysis, the relationship and patterns can be easily interpreted and understood (Yong and Pearce, 2013, p79). This analysis can be used for a variety of purposes such as, detecting a cluster of variables which called factors or regroup them into a limited set of clusters based on shared variance (Yong and Pearce, 2013, p79) and conforming presumed factors existence or number (Yıldız, 2004, p.127) or confirming hypotheses. The first technique is called Exploratory Factor Analysis (EFA) and the second is called Conformatory Factor Analysis (CFA). While EFA tries to uncover complex patterns by exploring the dataset and testing predictions or while this research tries to discover the number of factors influencing variables and which of them ‘together’ (Yong and Pearce, 2013, p79), so this technique was useful for this research. Principal Component factor method is used to extract possible factors, followed by varimax rotation to identify stable factor loadings for each item.

Table 4.10: Result of the test for suitability of data for factor analysis.

Kaiser-Meyer-Olkin Measure of Sampling Adequacy.		.772
Bartlett's Test of Sphericity	Approx. Chi-Square	1694.593
	df	378
	Sig.	.000

Table 4.10 shows the result of the test for suitability of data for factor analysis. A Kaiser-Meyer-Olkin Measure of Sampling Adequacy was taken to test the suitability of research data for factor analysis. The results of the test, with a value 0.772, determined that a factor analysis was useful with the given data.

In this research, Principal Components analysis was performed in order to extract maximum variance from the dataset with each component. According to the results of the Principal Component analysis method in Figure 4.8, 8 factors extracted. In order to get a good result after analysis of all 30 variables it was decided to drop cross-loading variables number Aest.7 (facade-mass mismatch) and Aest.27 (Solid and Void Ratio between buildings), and re-done the analysis. Because the variables were loaded onto two or more factors at the same time. These variables can call as complex variables.

Component	Initial Eigenvalue			Extraction Sums of Squared Loadings			Rotation Sums of Squared Loadings		
	Total	% of Variance	Cumulative%	Total	% of Variance	Cumulative%	Total	% of Variance	Cumulative%
1	6.125	21.874	21.874	6.125	21.874	21.874	5.747	20.524	20.524
2	3.808	13.599	35.473	3.808	13.599	35.473	3.461	12.362	32.886
3	2.602	9.294	44.767	2.602	9.294	44.767	2.217	7.918	40.805
4	1.559	5.569	50.336	1.559	5.569	50.336	1.900	6.785	47.589
5	1.466	5.235	55.571	1.466	5.235	55.571	1.566	5.594	53.183
6	1.169	4.176	59.747	1.169	4.176	59.747	1.559	5.569	58.752
7	1.104	3.942	63.688	1.104	3.942	63.688	1.256	4.487	63.239
8	1.080	3.857	67.545	1.080	3.857	67.545	1.206	4.306	67.545
9	.966	3.450	70.995						
10	.865	3.089	74.084						
11	.824	2.941	77.025						
12	.690	2.465	79.940						
13	.614	2.192	81.682						
14	.577	2.060	83.742						
15	.539	1.927	85.669						
16	.524	1.870	87.539						
17	.492	1.759	89.298						
18	.431	1.540	90.837						
19	.407	1.455	92.293						
20	.353	1.260	93.552						
21	.334	1.192	94.745						
22	.290	1.036	95.781						
23	.280	1.002	96.783						
24	.252	.901	97.683						
25	.224	.800	98.484						
26	.175	.627	99.110						
27	.145	.517	99.627						
28	.104	.373	100.000						

Figure 4.8: Principal Component analysis.

Final factor analysis is shown in table 4.11 and figure 4.9. As mentioned before the extraction method was, Principal Component Analysis and Rotation Method was Varimax with Kaiser Normalization. Each factor has the largest loadings. Again scree test shows, 8 factors were created with eigenvalues greater than 1. The scree

plot test was used to help determine which factors would be retained for rotation (Özesen, 2007, p.52).

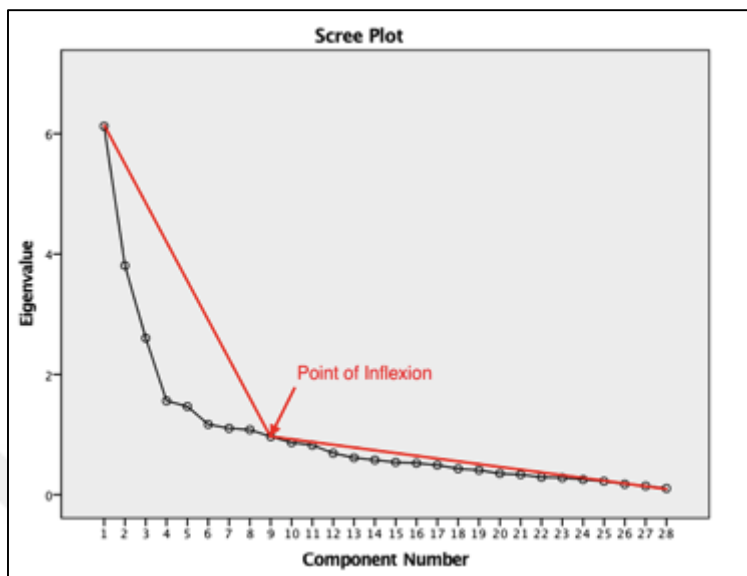


Figure 4.9: Scree Plot result.

Table 4.11: Final Factor analysis.

	Rotated Component Matrix							
	Component							
	1	2	3	4	5	6	7	8
Aest.3	.872							
Aest.4	.855							
Aest.2	.831							
Aest.1	.799							
Aest.17	.776							
Aest.6	.756							
Aest.9	.717							
Aest.30	.560							
Aest.5	.550							
Aest.24		.834						
Aest.18		.822						
Aest.12		.783						
Aest.29		.779						
Aest.23		.695						
Aest.8			.769					
Aest.10			.619					
Aest.21			.557					
Aest.19			.513					
Aest.16			.496					
Aest.25				.821				
Aest.28				.772				
Aest.26				.557				
Aest.14					.832			
Aest.13					.734			
Aest.22						.734		
Aest.20						.613		
Aest.15							.804	
Aest.11								.843

4.3.5. Results of the factor analyzing

According to the factor analyzing Table 4.13 the first factor includes in order of significance, the variables questioned in Aest.3 (Proportion, Ratio, Rhythm), Aest.4 (Scale, Mass, Bulk), Aest.2 (Order, Hierarchy), Aest.1 (Dimension and Continuity), Aest.17 (Diversity and Visual Wealth), Aest.6 (Solid and Void Ratio in façade design), Aest.9 (Color Harmony between buildings), Aest.30 (The creation of urban identity through urban aesthetics), Aest.5 (Architectural Motif repetition). These parameters have an important positive effect on urban formal aesthetics. So, parameters that describe the physical and visual features of the buildings have been added to this factor. Among these parameters, Aest.17 includes the building and planning scales and Aest.30 includes identity and aesthetics that describe the physical and visual features of the buildings at the same time they concern urban identity and silhouette. So this bundle is labelled as ‘Character and Identity’. This factor accounts for 21.874% of the common variance. So, F1- ‘Character and Identity’ generally indicates the physical features and observational measurements of the built environments. With considering the variables the components of Factor 1 is listed as ‘formal aesthetic elements’ and ‘aesthetics and identity.’

The second factor includes the variables questioned in, Aest.24 (Integration with the main pedestrian path), Aest.18 (Ecological landscape design), Aest.12 (The use of ecological materials), Aest.29 (Proper orientation of buildings), Aest.23 (Green field and planting). So, parameters that describe the planning features have been added to this factor. At the same time, they contain issues about ecological and sustainability. So, this bundle is labelled as ‘green design’. This factor accounts for 13.599% of the common variance. F2- ‘Green Design’ generally indicates ecological features in planning and design, comprising planning scale measurements for ecological design. With considering the variables the components of Factor 2 is listed as ‘green fields and planting’ and ‘location, position and ecology’.

The third factor includes the variables questioned in Aest. 8 (the incompatibility of form with structure), Aest. 10 (incompatibility of textures/patterns/materials), Aest. 21 (incompatibility between plot and field identity), Aest. 19 (plot area ratio), and Aest. 16 (uniform mass housing). So, parameters that describe both planning and building or design scales have been attached to this factor. At the same time, they contain the issues about plot, form and housing. So, this bundle is labelled as

‘Incompatibility between identity and design’ and accounts for 9.294% of the common variance. F3- ‘Incompatibility between Identity and Design’ generally indicates plot features both in planning and building and design scales measurements in the built environment. With considering the variables, the component of Factor 3 is listed as ‘parcel and building’ and ‘material, texture, pattern’ and ‘mass housing’.

The fourth factor includes the variables questioned in Aest. 25 (disharmony between building height and path width), Aest. 28 (lack of protection for the natural environment and ecosystem), and Aest. 26 (closed and isolated design). So, parameters that describe the planning scale have been attached to this factor. At the same time, they contain the issues with building height design without taking into account path’s width, closeness, and isolation. So, this bundle is labelled as ‘lack of protection for continuity and the natural environment’ and accounts for 5.569% of the common variance. F4- ‘Lack of protection for continuity and the natural environment’ generally indicates plot features in planning scale measurements for the built environment. With considering the variables, the component of Factor 4 is listed as ‘harmony between height and width’ and ‘closeness and isolated design’.

The fifth factor includes the variables questioned in Aest. 14 (disharmony between building heights) and Aest. 13 (predominant effects of tall buildings). So, parameters that describe both the planning and building or design scales have been attached to this factor. At the same time, they contain the issues with tall buildings. So; this bundle is labelled as ‘tall buildings’ and accounts for 5.235% of the common variance. F5- ‘Tall Buildings’ generally indicates the planning features in built environments. With considering the variables, the component of Factor 5 is listed as ‘disharmony between building heights’ and ‘predominant effects of tall structures’.

The sixth factor includes variables questioned in, Aest.22 (incompatibility of project-based developments with detailed local plans), Aest.20 (Regular grid plans). So, parameters that describe the planning scale have been attached to this factor. At the same time, they contain the issues with ‘project-based planning’ and ‘grid planning’. In Turkey, urban planning is practised through a regulatory planning system. Although grid planning is often used, project-based developments outside of the existing planning system have increased, especially since 2000 (Ozkan and Turk, 2016). As a result, there can be incompatibilities between project-based developments and detailed local plans. So; this bundle is labelled as ‘plan-based

versus project-based developments' and accounts for 4.176% of the common variance. F6- 'Plan-Based versus Project-Based Developments' generally indicates the planning features in built environments. With considering the variables, the component of Factor 6 is listed as 'project-based development' and 'plan-based development'.

The seventh factor includes the variable questioned in, Aest. 15 (formal relationships between building groups). So, parameters that describe both the planning and building and design scales have been attached to this factor. At the same time, they contain the issues of formal harmony within buildings. This bundle is labelled 'formal harmony between building groups' and accounts for 3.942% of the common variance. F7- 'Formal Harmony between Building Groups', generally indicates planning features in built environments. With considering the variables, the component of Factor 7 is listed as 'formal relationships between buildings'.

The eighth and last factor includes the variable questioned in Aest.11 (building interior design). So, parameters that describe the building and design scale have been attached to this factor. At the same time, they contain the issues of interior design of the buildings. This bundle is labelled 'building interior design' and accounts for 3.857% of the common variance. F8- 'Building Interior Design' generally indicates the building features in built environments. With considering the variables, the component of Factor 8 is listed as 'building interior design'. Table 4.12 gives a brief account of these factors.

Table 4.12:Contents of extracted factors.

Variables Included in the Factor Analysis	
Factor Analyzing	Factor's Contents
F1. Character and Identity	1. Proportion, Ratio, Rhythm
	2. Scale, Mass, Bulk
	3. Order, Hierarchy
	4. Dimension and Continuity
	5. Diversity and Visual Wealth
	6. Solid and Void Ratio in Façade Design
	7. Color Harmony
	8. Architectural Motif
	9. Urban Identity
F2. Green Design	1. Ecological Landscape Design
	2. Integration with the main pedestrian path
	3. Use of ecological materials
	4. Proper orientation of buildings
	5. Green fields and planting
F3. Incompatibility between Identity and Design	1. Incompatibility between the forms of structures
	2. Relationship between parcel and building
	3. Plot and field identity
	4. Texture/pattern/material relationships
	5. Uniform mass housing
F4. Lack of protection for continuity and the natural environment	1. Building height/ road width
	2. Lack of protection for the natural environment and ecosystem
	3. Closed and isolated design
F5. Tall Buildings	1. Building height/road width
	2. Predominant effects of high building
F6. Plan-Based versus Project-Based Development	1. Incompatibility of project based development with detailed local plans
	2. Regular grid plan
F7. Formal harmony between building groups	1. Formal relationships between building groups
F8. Building Interior Design	1. Building interior design

4.4 Testing Related Factors on The Case Study

The case study has used as a method for evaluating the obtained factors on the filed area. In order to test created factors in the case areas some parameters that can be measured easily was given to each factor. These parameters were chosen to be measured in 2 and 3 dimension easily. These parameters are shown in Table 4.13.

At the same time, for better perceiving of these parameters, an icon has been selected for each parameter (Url-5). This part begins with an explanation of the geographical and spatial features of the district. Beylikdüzü district has been selected as a case study. In this part, general characteristics of Beylikdüzü District will be discussed.

Table 4.13: List of the parameters for testing on the case studies.

Icons	F1. Character and Identity	Icons	F2. Green Design
	Base/Middle/Top parts in building Design		Designing and planning attractive green belts along streets, green fingers and corridors
	Building and Human Scale		Designing and planning pocket parks, open spaces, public realms, recreational areas
	Considering the common building's line		Considering ecological based materials in designing the buildings
	Rhythmical design elements on facade (repeating elements in line, shapes, forms and details)		Considering main pedestrian network in Planning residential areas
	Harmony in general mass and form of the building type in the surrounding area		Designing high quality pavement surfaces with green belts
	Visual continuity in scale with diversity in design		Planning pedestrian and vehicle areas
	Using high quality architectural materials in façade design		Proper orientation of the building on the parcel
	Change in material colors by creating harmony in design		Designing open spaces at different levels of the buildings such as green roofs
Icons	F3. Incompatibility between Identity and Design	Icons	F4. Lack of Protection for Continuity and Natural Environment
	Considering the parcel's form and character		Considering the height of the buildings with the width of the related roads in planning.
	Planning placement of buildings on the parcel to continue street-wall effect.		Considering clear access network, as well to public transport in the area.
	Reducing designing and planning uniform mass housing		Protecting ecosystem and natural environment in planning
Icons	F5. Tall Buildings	Icons	F6. Plan-Based versus Project-Based Developments
	Considering integration between high of new developing residential buildings with its surroundings general high		Considering the conformity between low level plans and upper level plans in planning.
	Considering top part of tall buildings for creating skyline by variety architectural design within harmony.		Considering project base residential areas plan for preventing negative affects on urban silhouette and aesthetic.
	Considering setback in designing tall buildings		Considering regular grid plan/legibility/ clear and simple development pattern
	Reducing predominant effect of high buildings in the site for increasing aesthetic effect as well as protecting human scale.		Prevent offering and permitting maximized density for small plots within the projects
	Prevent offering and permitting high building that are not compatible with human scale in planning and design		Providing adequate parking within projects and preventing on-street parking areas
	Considering higher buildings with wider streets in order to allowance for natural light and ventilation.		
Icons	F7. Formal Harmony Between Building Group	Icons	F8. Building Interior Design
	Considering harmonious between form of the buildings in designing and planning them to providing conflict building forms and creating variety between them.		Consider not to designing private rooms to face the main street in order to reducing less private solutions that affected aesthetic patterns of the street

4.4.1 Beylikdüzü district

With a total area of 37.38 km^2 , Beylikdüzü is a district of Istanbul Province, which located in northeastern of Istanbul connected to Marmara Region (Figure 4.10). Its neighbours are the Marmara Sea with 12.4 km coast in the south, Avcılar District in the east, Esenyurt District in the north and Büyükçekmece District in the west. Located on the E-5 highway, at the same time coast of Marmara Sea in the south and Ambarlı Harbor inside the district are the reasons of increasing the strategic importance of the district (Kapan, 2014, p.3). Like Istanbul, the Mediterranean climate, which shows the transition between the Black Sea climate and the Mediterranean Climate, is effective in Beylikdüzü district too. At the same time the district has Mediterranean flora and vegetation while due to the dense structuring in the region, natural flora is decreasing every day.



Figure 4.10: Location of Beylikdüzü District in Istanbul Province (Çakır, 2015).

Beylikdüzü and its surroundings, because of its water resources, climatological and topographical features and a protected area, as well as its geographical location, has become an important living space from the past until now. At the same time, the district gets important because it has organized an industrial site with 2.088,9 ha area. Beylikdüzü with the decision that published in an official newspaper on March 22, 2008 numbered 26824, became Beylikdüzü district. And from that date it became a district with 10 neighborhoods (Figure 4.11) (Kapan, 2014, p.16). Gürpınar, Yakuplu and Kavaklı neighborhoods are create the district's historical

basis.

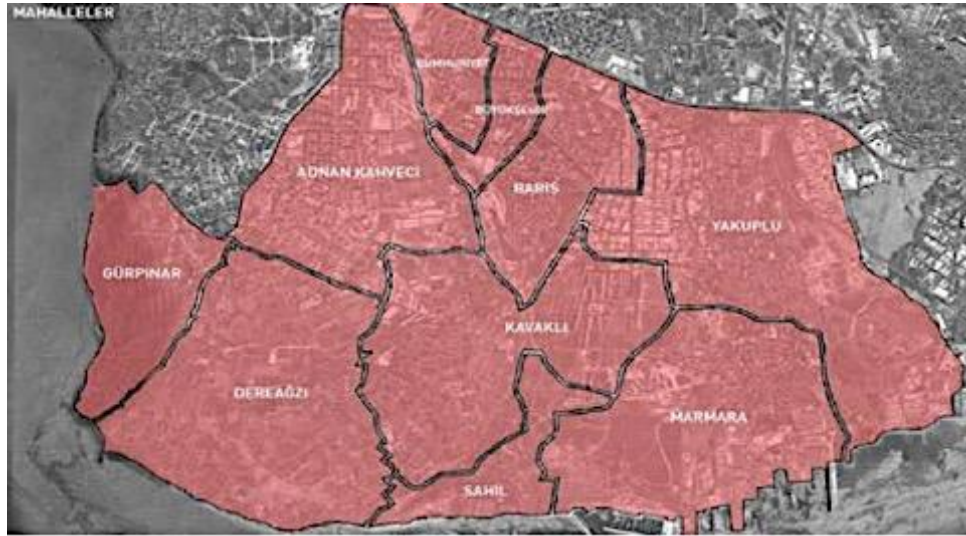


Figure 4.11: Beylikdüzü District's 10 neighborhoods (Url-3).

Development of the transport sector in Turkey after the 1960s is one of the important factors that affect the city's general spread (Figure 4.12). This spatial development of the city shifted towards the area of Beylikdüzü in 1985s. This caused population growth in the area. Such that the district population increase rate reached to between 1990-2000s.



Figure 4.12: The area's development between 1950-2014, from E5 highway (Çakır, p.46).

Beylikdüzü is one of the most cosmopolitan districts of Istanbul. The district is one of the rare non-existent squatter settlements in Istanbul. According to the municipality research, the district with mass housing projects and luxury sites is a

place of nearly 40% of university graduates living (Url-3). At the same time, the district is seen as a secondary centre for intensive housing use in 2009 Istanbul Top Level Land Use Plan 1/100.000 (Figure 4.13). The district's Local Land Use Plan (1/5000) is shown in figure 4.14.

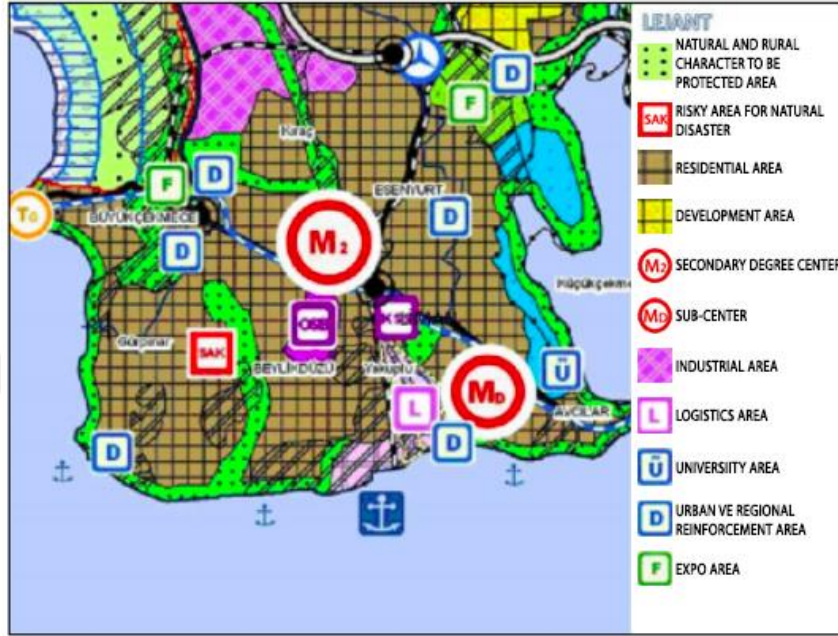


Figure 4. 13:Location of the district inside the 1/100.000 Istanbul Top Level Land Use Plan (Çakır, 2015, p.59).

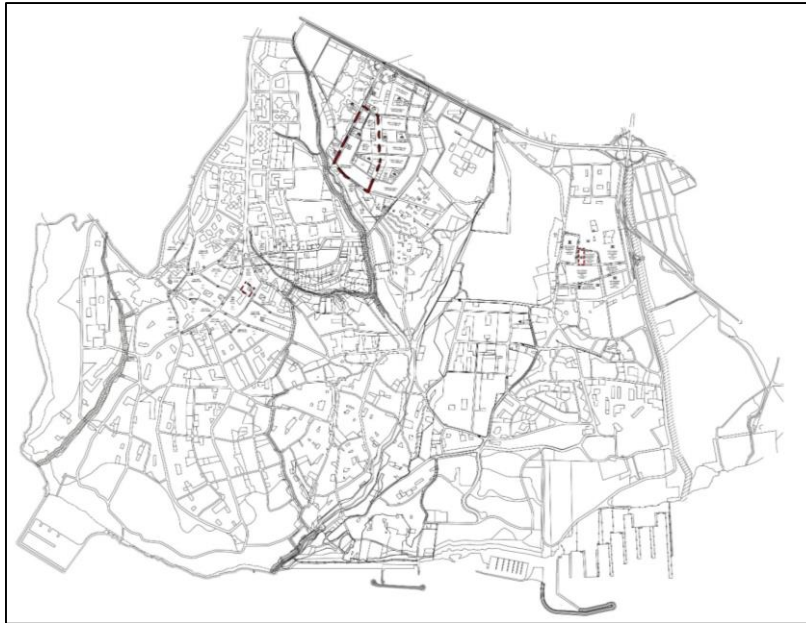


Figure 4. 14:The district's Local Land Use Plan (1/5000).

At the same time the district's Detailed Local Land Use Plan (1/1000) is shown in figure 4.15.



Figure 4. 15 : The district's Detailed Local Land Use Plan (1/1000).

According to the documents, especially TOKI and Metropolitan Municipality made mass housing in the area after the 1990s (Kapan, 2014, p.32). Beylikdüzü consists of 85% subdivision parcels, and farm qualitative areas remained very little in the district (Kapan, 2014, p.33). In terms of architectural structure the characteristics of the settlement shows, high-rise residential areas along the front of the E-5 highway. There are 2-3 floors, detached houses, gardens, summer residences and villa styles in the coast of Marmara Sea. 2-3 floors apartment buildings are in the inner part of the area between sea and road (Kaplan, 2014, p.32). The condition of the structuring and layout has quite different characteristics (figure 4.16). There is high density constructing in the northern part while the density decreases in the southern part. The building heights are also parallel to the area's density (Çekir, 2015, p.71). This condition will be discussed in the following parts in selected areas. Since it is not possible to take the silhouette of the selected areas, the following photo was used to give the general appearance and texture of the areas (figure 4.16).



Figure 4.16 : Silhouette and feature view of the selected district and areas.

		
		
Case study for mass-housing areas	Case study for single plot and single house or adjacent apartment buildings	Case study for mixed settlements

Figure 4.16 (continued) : Silhouette and feature view of the selected district and areas.

According to the Beylikdüzü Strategic Plan 2017-2019, the district with exceeding 10 m² /per person green areas has European city standards (Url-3). The district also represents planning development areas in Istanbul. Open to developing, intense settlements, newly built environments, establishing architectural aesthetic commission were the most important parameters in selecting Beylikdüzü district as a case study in Istanbul. Because between intense developing areas Beylikdüzü shows most regular expansion hence existing architectural aesthetic commission may play an important role in this developing. So the district can be a guideline for districts that have the same developing processes. In order to evaluate obtained urban aesthetic factors, three different areas selected from the district. These areas have different development process. Details about these areas and the evaluation results are in the following parts.

4.4.1.1 Case study for mass-housing areas

Figure 4.17 shows the boundaries of the first case area from Google-Earth 2018 (Url-6). This area is located in Beylikdüzü, Cumhuriyet neighbourhood. Mass housing samples are wide can be seen in this neighbourhood. Constructions of the mass housing started after the 1990s and very crowded mass housing are seen in the neighbourhood today. Good transportation facilities are the main reason for these constructions. Research area is selected randomly from this neighbourhood. 12 sites were selected from this area for analyzing urban aesthetic parameters (Figure 4.18). The total area of the land is 300.000 m². This area is connected to Local Land Use Plan 1/5000 of the date 15.05.2005, and Detailed Local Land Use Plan 1/1000 of the date 21.01.2007. Features of the area have given in these plans. According to these plans, the area has shown as a residential area in Top Level Land Use Plan (Turk and Korthals Altes, 2010), high-density residential area (301-450 person/ha) in Local Land Use Plan and residential area in Detailed Land Use Plan. The Base Map of the area has shown in Figure 4.19. At the same time, Figure 4.19 and Figure 4.20 show details of the area. These figures contain building's photos that reflect the forms of the buildings, aerial photos and 1/1000 Detailed Local Land Use Plan that reflect the placement of the buildings on the parcel and the parcel's form.

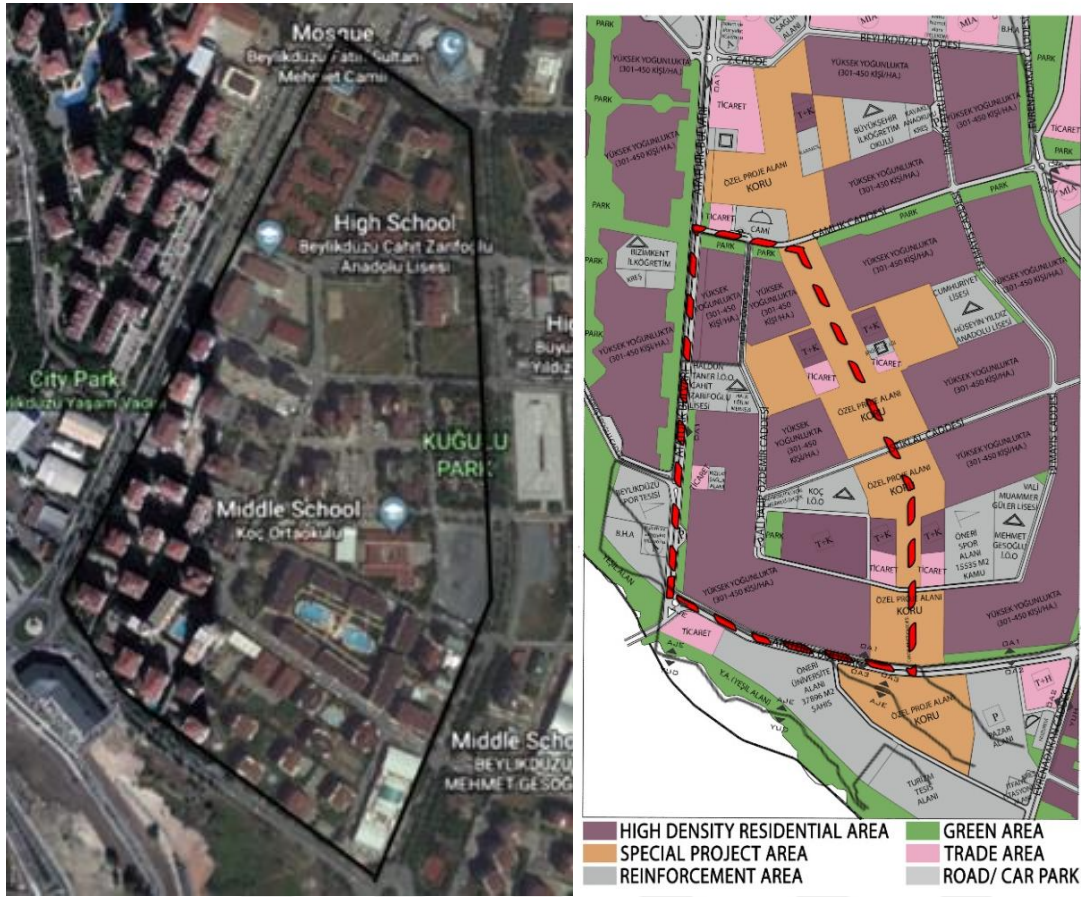


Figure 4.17: Beylikdüzü District, the boundary of the first selected area and 1/5000 Local Land Use Plan(GoogleEarth, 2018; Beylikdüzü Municipality, 2018) (Url-6; Url-7).

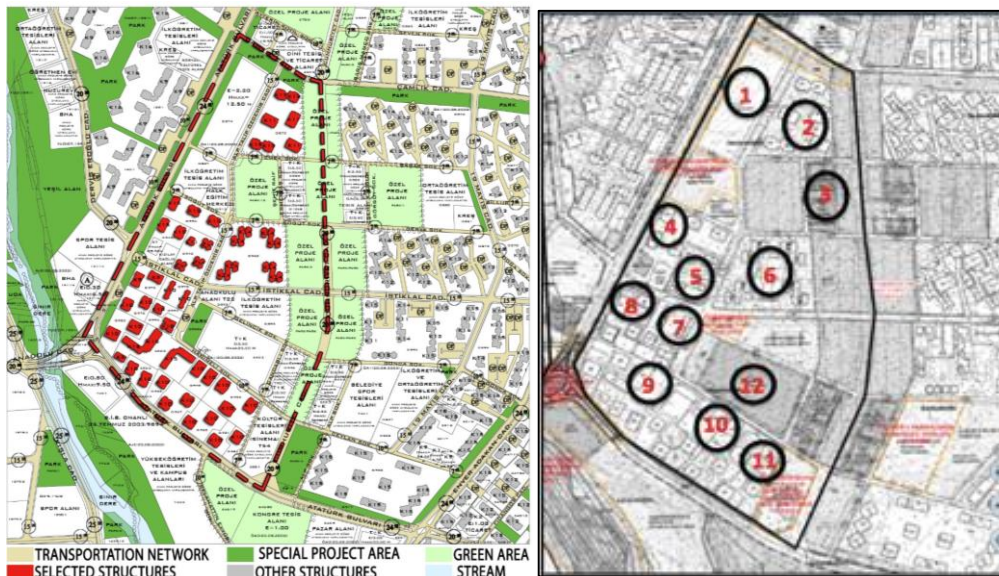


Figure 4.18: Beylikdüzü District, the first selected area, 1/1000 Detailed Local Land Use Plan (These plans have edited by the author) (Url-7).



Figure 4.19: Base Map of the first selected area (This plan have edited by the author).

All selected twelve mass housing are nearly look like each other while they have built with different developers. As shown in Figure 4.16, the area contains generally 10 floors and over buildings which have their own boundaries, green areas and

parkings. At the same time, each of this twelve area has the same type of buildings.



Figure 4.20: Detailed features of the first selected area.

All parameters have been checked one by one on by the author on these twelve areas. At the same time, observations in the field also helped in the control of the parameters. Detailed urban aesthetic analysis of this twelve area according to determinate parameters is shown in Table 4.14. The mark (+) was used when the evaluated parameters could be seen in the area in general. The mark (–) was used when the evaluated parameters couldn't be seen in the area in general and the mark (±) was used when the evaluated parameters could be seen partly in the area.

Table 4.14:Detailed urban aesthetic analysis of the first selected area.

Icons	Components 3 and 2 Dimensions Parameters	F1. Character and Identity											
		Eval .1	Eval .2	Eval .3	Eval .4	Eval .5	Eval .6	Eval .7	Eval .8	Eval .9	Eval .10	Eval .11	Eval .12
	Base/Middle/Top parts in building Design	-	-	-	-	-	-	-	-	-	-	-	-
	Building and Human Scale	+	-	-	-	-	-	-	-	-	-	-	-
	Considering the common building's line	+	-	-	+	-	+	-	-	-	+	+	+
	Rhythmical design elements on facade (repeating elements in line, shapes, forms and details)	±	±	±	±	±	±	+	+	+	+	+	+
	Harmony in general mass and form of the building type in the surrounding area	-	+	+	+	+	+	+	+	+	+	+	+
	Visual continuity in scale with diversity in design	±	±	±	±	±	±	+	-	+	±	+	+
	Using high quality architectural materials in façade design	±	-	-	-	-	-	-	-	-	-	-	±
	Change in material colors by creating harmony in design	+	-	-	+	+	+	-	-	-	+	+	+
F2. Green Design													
	Designing and planning attractive green belts along streets, green fingers and corridors	+	+	+	+	+	+	+	+	+	+	+	+
	Designing and planning pocket parks, open spaces, public realms, recreational areas	+	+	±	+	+	+	+	+	+	+	+	+
	Considering ecological based materials in designing the buildings	-	-	-	-	-	-	-	-	-	-	-	-
	Considering main pedestrian network in Planning residential areas	+	+	+	+	+	+	+	+	+	+	+	+
	Designing high quality pavement surfaces with green belts	-	-	-	-	-	-	-	-	-	-	-	-
	Planning pedestrian and vehicle areas	+	+	-	+	+	+	+	+	+	+	+	+
	Proper orientation of the building on the parcel	-	-	-	-	-	-	-	-	-	-	-	-
	Designing open spaces at different levels of the buildings such as green roofs	-	-	-	-	-	-	-	-	-	-	-	-

Table 4.14 (continued):Detailed urban aesthetic analysis of the first selected area.

		F3.Incompatibility between Identity and Design											
Icons	Components	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval
3 and 2 Dimensions Parameters		. 1	. 2	. 3	. 4	. 5	. 6	. 7	. 8	. 9	. 10	. 11	. 12
	Considering the parcel's form and character	+	-	+	±	-	-	+	-	-	+	±	-
	Planning placement of buildings on the parcel to continue street-wall effect.	-	+	-	+	+	-	-	+	±	±	±	±
	Reducing designing and planning uniform mass housing	+	-	-	-	-	-	-	-	±	-	-	-
F4. Lack of Protection for Continuity and Natural Environment													
	Considering the height of the buildings with the width of the related roads in planning.	+	±	±	±	±	±	±	±	±	±	-	+
	Considering clear access network, as well to public transport in the area.	+	±	-	±	±	±	±	±	±	±	±	+
	Protecting ecosystem and natural environment in planning	-	-	-	-	-	-	-	-	-	-	-	-
F5. Tall Buildings													
	Considering integration between high of new developing residential buildings with its surroundings general high	-	+	+	+	+	+	+	+	+	+	+	+
	Considering top part of tall buildings for creating skyline by variety architectural design within harmony.	±	-	±	-	-	-	-	-	-	-	-	±
	Considering setback in designing tall buildings	+	±	-	±	±	±	±	±	±	±	±	±
	Reducing predominant effect of high buildings in the site for increasing aesthetic effect as well as protecting human scale.	+	-	-	-	-	-	-	-	-	-	-	-
	Prevent offering and permitting high building that are not compatible with human scale in planning and design	+	-	-	-	-	-	-	-	-	-	-	-
	Considering higher buildings with wider streets in order to allowance for natural light and ventilation.	+	±	±	±	±	±	±	±	±	±	±	±

Table 4.14 (continued):Detailed urban aesthetic analysis of the first selected area.

Icons	Components	F6. Plan-Based versus Project-Based Developments											
		Eval . 1	Eval . 2	Eval . 3	Eval . 4	Eval . 5	Eval . 6	Eval . 7	Eval . 8	Eval . 9	Eval . 10	Eval . 11	Eval . 12
	3 and 2 Dimensions Parameters												
	Considering the conformity between low level plans and upper level plans in planning.	+	+	+	+	+	+	+	+	+	+	+	+
	Considering project base residential areas plan for preventing negative affects on urban silhouette and aesthetic.	+	-	±	-	-	-	-	-	-	-	-	±
	Considering regular grid plan/legibility/ clear and simple development pattern	-	-	-	-	-	-	-	-	-	-	-	-
	Prevent offering and permitting maximized density for small plots within the projects	+	-	-	-	-	-	-	-	-	-	-	-
	Providing adequate parking within projects and preventing on-street parking areas	+	±	-	±	±	±	±	±	±	±	±	±
F7. Formal Harmony Between Building Group													
	Considering harmonious between form of the buildings in designing and planning them to providing conflict building forms and creating variety between them.	-	+	-	+	+	+	-	+	-	+	+	+
F8. Building Interior Design													
	Consider not to designing private rooms to face the main street in order to reducing less private solutions that affected aesthetic patterns of the street	-	-	-	-	-	-	-	-	-	-	-	-

Urban aesthetic evaluation of this area can be explained in this way, in the case of character and identity (F.1) there isn't any categorised in designing the buildings form. In other words, base, middle or top parts of the buildings cannot be distinguished. Except for Eval.1, other eleven building types aren't in human scale. Half of the buildings are followed common building's line in detailed local land use plan. Almost all buildings have rhythmical design elements of the facade. This means the buildings have repeating design elements such as shapes, forms or details. But also when we observe, all the details of the buildings even colours are almost the same. Selected twelve areas are in harmony with the general mass that suggested in the detailed local land use plan. At the same time, this harmony can be seen in form of the buildings, which created visual continuity in the area. Whereas there isn't any diversity in the design of the buildings. The selected area is more successful in the case of green design (F.2). All selected twelve areas have designed and planning attractive green belts, pocket parks and open spaces. Although there is nothing in the name of green design, for example in different levels of the building's design. As well as not used of high-quality architectural materials in facade design like the pavement surfaces. In the case of incompatibility between identity and design (F.3) half of the areas considering related parcel's form and character. Nearly some of them considering the street-wall effect, by planning and designing the placement of the buildings on the parcel. While there isn't any consideration for reducing design and planning uniform mass housing inside the plans. In the case of lack of protection for continuity and natural environment (F.4) it can be said that all areas provide clear access network, considering the height of the buildings with the width of the related roads but without protecting the natural environment in the planning. In the case of tall buildings (F.5) the area is full with tall buildings and newly built buildings are integrated into their surroundings. Plan-based versus project-based developments (F6) is the most effective factor in the area's aesthetic evaluation. This caused negative effects on urban silhouettes, legibility, grid plan, clear and simple development pattern and maximizing density for small plots. While one of it's the positive effect is providing adequate parking within projects and preventing on street-parking areas. As described before there can be seen formal harmony between the buildings group (F7) even though there isn't any variety between them. Even though the building's interior design (F8) should be consider when they affect aesthetic of the main street, but this issue hasn't considered in this area.

4.4.1.2 Case study for single plot and single house or adjacent apartment buildings

Figure 4.21 shows the boundaries of the second case area from Google-Earth 2018. This area is located in Beylikdüzü, Yakuplu neighbourhood. The neighbourhood has an intense construction due to its proximity to the transportation network on the side of the E-5 highway. There are residential areas with three or four-floors, which are constructed by the contractors, in the inner part of the neighbourhood. Another reason for intense construction of the neighbourhood is the existing of Ambarli Harbor. These caused the need for residential for harbor workers who prefer this area for living. The area has the twin and twin-adjacent texture. The streets are similar to each other like the buildings (Figure 4.22).



Figure 4.21:Beylikdüzü District, the boundary of the second selected area and 1/5000 Local Land Use Plan (Url-6; Url-7).

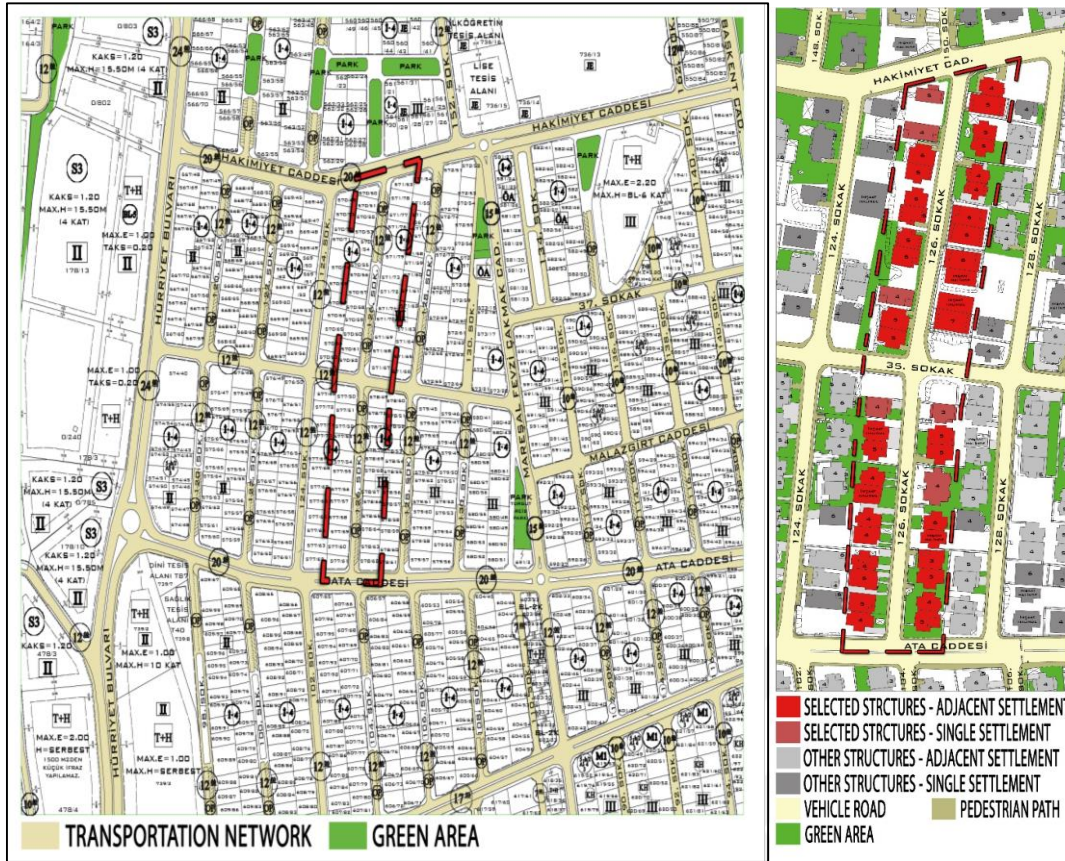


Figure 4.22: Beylikdüzü District, 1/1000 Detailed Local Land Use Plan and Base Map of the second selected area (Url-6).

12 buildings which are represented the whole street's texture, have been selected from this area for analyzing urban aesthetic parameters (Figure 4.23). The street is called 126 (126.sk). The total area of the land is $20.300 m^2$. This area is connected to Local Land Use Plan 1/5000 of the date 15.05.2005 and Detailed Local Land Use Plan 1/1000 of the date 16.02.2004. Features of the area have given in these plans. According to these plans, the area has shown as a residential area in Top Level Land Use Plan (Turk and Korthals Altes, 2010), medium-density residential area (151-300 person/ha) in Local Land Use Plan and residential area in Detailed Land Use Plan. The Base Map of the area is shown in figure 4.22. At the same time figure 4.23 shows details of the area. These contain building's photos that reflect the forms of the buildings and 1/1000 Detailed Local Land Use Plan that reflect the placement of the buildings on the parcel and the parcel's form.

	Case 1.	Case 2.	Case 3.	Case 4.	Case 5.	Case 6.
Form						
1/1000 Detailed Local Land Use Plan						

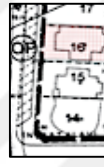
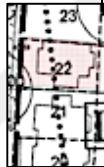
	Case 7.	Case 8.	Case 9.	Case 10.	Case 11.	Case 12.
Form						
1/1000 Detailed Local Land Use Plan						

Figure 4.23:Detailed features of the second selected area.

Detailed urban aesthetic analysis of this twelve area according to determinate parameters is shown in Table 4.15. The mark (+) was used when the evaluated parameters could be seen in the area in general. The mark (–) was used when the evaluated parameters couldn't be seen in the area in general and the mark (±) was used when the evaluated parameters could be seen partly in the area.

Table 4.15:Detailed urban aesthetic analysis of the second selected area.

Icons	Components 3 and 2 Dimensions Parameters	F1. Character and Identity											
		Eval .1	Eval .2	Eval .3	Eval .4	Eval .5	Eval .6	Eval .7	Eval .8	Eval .9	Eval .10	Eval .11	Eval .12
	Base/Middle/Top parts in building Design	-	-	-	-	-	-	-	-	-	-	-	-
	Building and Human Scale	+	+	+	+	+	+	+	+	+	+	+	+
	Considering the common building's line	±	±	±	±	±	±	±	±	±	±	±	±
	Rhythmical design elements on facade (repeating elements in line, shapes, forms and details)	±	±	±	±	±	±	±	±	±	±	±	±
	Harmony in general mass and form of the building type in the surrounding area	+	+	+	+	+	+	+	+	+	+	+	+
	Visual continuity in scale with diversity in design	±	±	±	±	±	±	±	±	±	±	±	±
	Using high quality architectural materials in façade design	-	-	-	-	-	-	-	-	-	-	-	-
	Change in material colors by creating harmony in design	±	±	±	±	±	±	±	±	±	±	±	±
F2. Green Design													
	Designing and planning attractive green belts along streets, green fingers and corridors	-	-	-	-	-	-	-	-	-	-	-	-
	Designing and planning pocket parks, open spaces, public realms, recreational areas	-	-	-	-	-	-	-	-	-	-	-	-
	Considering ecological based materials in designing the buildings	-	-	-	-	-	-	-	-	-	-	-	-
	Considering main pedestrian network in Planning residential areas	+	+	+	+	+	+	+	+	+	+	+	+
	Designing high quality pavement surfaces with green belts	-	-	-	-	-	-	-	-	-	-	-	-
	Planning pedestrian and vehicle areas	-	-	-	-	-	-	-	-	-	-	-	-
	Proper orientation of the building on the parcel	-	-	-	-	-	-	-	-	-	-	-	-
	Designing open spaces at different levels of the buildings such as green roofs	-	-	-	-	-	-	-	-	-	-	-	-

Table 4.15 (continued):Detailed urban aesthetic analysis of the second selected area.

		F3.Incompatibility between Identity and Design											
Icons	Components 3 and 2 Dimensions Parameters	Eval . 1	Eval . 2	Eval . 3	Eval . 4	Eval . 5	Eval . 6	Eval . 7	Eval . 8	Eval . 9	Eval . 10	Eval . 11	Eval . 12
	Considering the parcel's form and character	+	+	+	+	+	+	+	+	+	+	+	+
	Planning placement of buildings on the parcel to continue street-wall effect.	±	±	±	±	±	±	±	±	±	±	±	±
	Reducing designing and planning uniform mass housing	-	-	-	-	-	-	-	-	-	-	-	-
		F4. Lack of Protection for Continuity and Natural Environment											
	Considering the height of the buildings with the width of the related roads in planning.	+	+	+	+	+	+	+	+	+	+	+	+
	Considering clear access network, as well to public transport in the area.	+	+	+	+	+	+	+	+	+	+	+	+
	Protecting ecosystem and natural environment in planning	-	-	-	-	-	-	-	-	-	-	-	-
		F5. Tall Buildings											
	Considering integration between high of new developing residential buildings with its surroundings general high	+	+	+	+	+	+	+	+	+	+	+	+
	Considering top part of tall buildings for creating skyline by variety architectural design within harmony.	-	-	-	-	-	-	-	-	-	-	-	-
	Considering setback in designing tall buildings	±	±	±	±	±	±	±	±	±	±	±	±
	Reducing predominant effect of high buildings in the site for increasing aesthetic effect as well as protecting human scale.	+	+	+	+	+	+	+	+	+	+	+	+
	Prevent offering and permitting high building that are not compatible with human scale in planning and design	+	+	+	+	+	+	+	+	+	+	+	+
	Considering higher buildings with wider streets in order to allowance for natural light and ventilation.	±	±	±	±	±	±	±	±	±	±	±	±

Table 4.15 (continued):Detailed urban aesthetic analysis of the second selected area.

F6. Plan-Based versus Project-Based Developments														
Icons	Components	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval	Eval
3 and 2 Dimensions Parameters		. 1	. 2	. 3	. 4	. 5	. 6	. 7	. 8	. 9	. 10	. 11	. 12	
	Considering the conformity between low level plans and upper level plans in planning.	+	+	+	+	+	+	+	+	+	+	+	+	+
	Considering project base residential areas plan for preventing negative affects on urban silhouette and aesthetic.	+	+	+	+	+	+	+	+	+	+	+	+	+
	Considering regular grid plan/legibility/ clear and simple development pattern	+	+	+	+	+	+	+	+	+	+	+	+	+
	Prevent offering and permitting maximized density for small plots within the projects	+	+	+	+	+	+	+	+	+	+	+	+	+
	Providing adequate parking within projects and preventing on-street parking areas	-	-	-	-	-	-	-	-	-	-	-	-	-
F7. Formal Harmony Between Building Group														
	Considering harmonious between form of the buildings in designing and planning them to providing conflict building forms and creating variety between them.	+	+	+	+	+	+	+	+	+	+	+	+	+
F8. Building Interior Design														
	Consider not to designing private rooms to face the main street in order to reducing less private solutions that affected aesthetic patterns of the street	-	-	-	-	-	-	-	-	-	-	-	-	-

Urban aesthetic evaluation of this area can be explained in this way, in the case of character and identity (F.1) there isn't any categorised in designing the buildings form. In other words, base, middle or top parts of the buildings cannot be distinguished. All the buildings in the street are in human scale. Almost all of the buildings are followed common building's line in detailed local land use plan. Almost all buildings have rhythmical design elements of the facade. This means the buildings have repeating design elements such as shapes, forms or details. But also when we observe, all the details of the buildings even colours are almost the same. Selected twelve buildings are in harmony with the general mass that suggested in the detailed local land use plan. At the same time, this harmony can be seen in form of the buildings, which created visual continuity in the area. Whereas there isn't any diversity in the design of the buildings. Unlike the first selected case, second case has negative aesthetic evaluation in the case of green design (F2). There isn't any attractive green belts, pocket parks and open spaces in the street. At the same time, there is nothing in the name of green design, for example in different levels of the building's design. As well as not used of high-quality architectural materials in facade design like the pavement surfaces. In the case of incompatibility between identity and design (F.3) all of the buildings considering related parcel's form and character. Almost all of them considering the street-wall effect, by planning and designing the placement of the buildings on the parcel. While there isn't any consideration for reducing design and planning uniform mass housing inside the plans. In the case of lack of protection for continuity and natural environment (F.4) it can be said that all of the buildings and related area provide clear access network, considering the height of the buildings with the width of the related roads but without protecting the natural environment in the planning. In the case of tall buildings (F.5) the street is full with 4-5 floors buildings and newly built buildings are integrated into their surroundings. In the case of plan-based versus project-based developments (F6) grid street layouts create legibility with simple development pattern, low rise building features prevent maximizing in the density of the area and negative effect on the urban silhouette. While one of it's the negative effect is the lack of adequate parking within projects and on street-parking areas. As described before there can be seen formal harmony between the buildings group (F7) even though there isn't any variety between them. Even though the building's interior design (F8) should be

consider when they affect aesthetic of the main street, but this issue hasn't considered in this area too.

4.4.1.3 Case study for mixed settlements

Figure 4.24 shows the boundaries of the third case area from Google-Earth 2018. This area is located in Beylikdüzü, Gürpınar neighbourhood (Adnan Kahveci). This area is connected to Local Land Use Plan 1/5000 of the date 08.08.2010 and Detailed Local Land Use Plan 1/1000 of the date 09.06.2011 (P.Not. Td: 28.09.2015). Features of the area have given in these plans. According to these plans, the area has shown as a residential area in Top Level Land Use Plan (Turk and Korthals Altes, 2010) residential area (300 person/ha) in Local Land Use Plan and residential area in Detailed Land Use Plan. The total area of the land is $13.900 m^2$. The Base Map of the area is shown in Figure 4.25. At the same time Figure 4.26 shows details of the area. These contain building's photos that reflect the forms of the buildings and 1/1000 Detailed Local Land Use Plan that reflect the placement of the buildings on the parcel and the parcel's form. The area has the twin and twin-adjacent, and closed mass housing structures side by side. This area selected just for comparing the properties of the two area's features side by side. Therefore the area is smaller than two others. And three types of buildings have been selected for comparing. These building types represent the selected area's feature with considering that the features of these two kinds of areas have discussed in detail in previous cases.

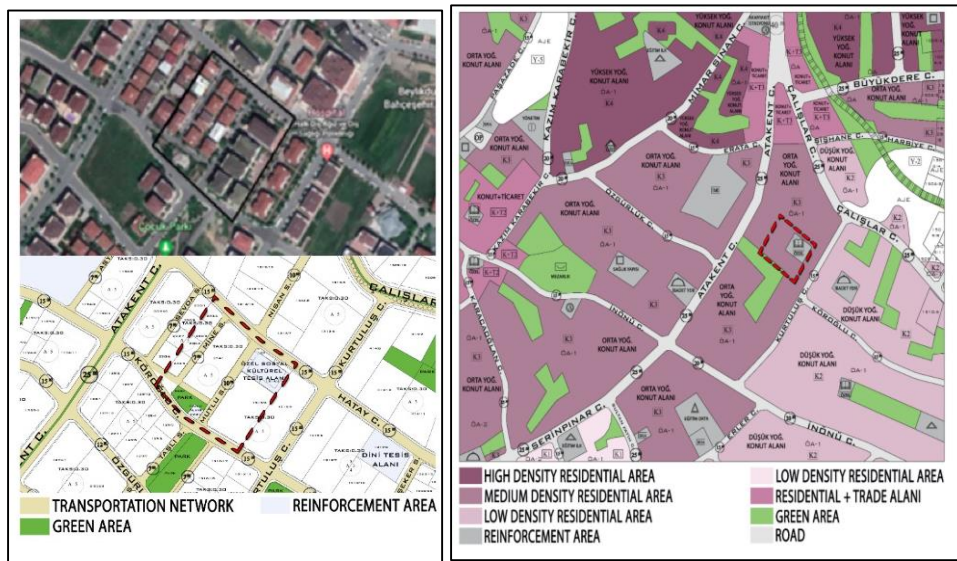


Figure 4.24: Beylikdüzü District, the boundaries of third selected area and 1/1000 Detailed and 1/5000 Local Land Use Plan (These plans have edited by the author) (Url-6; Url-7).

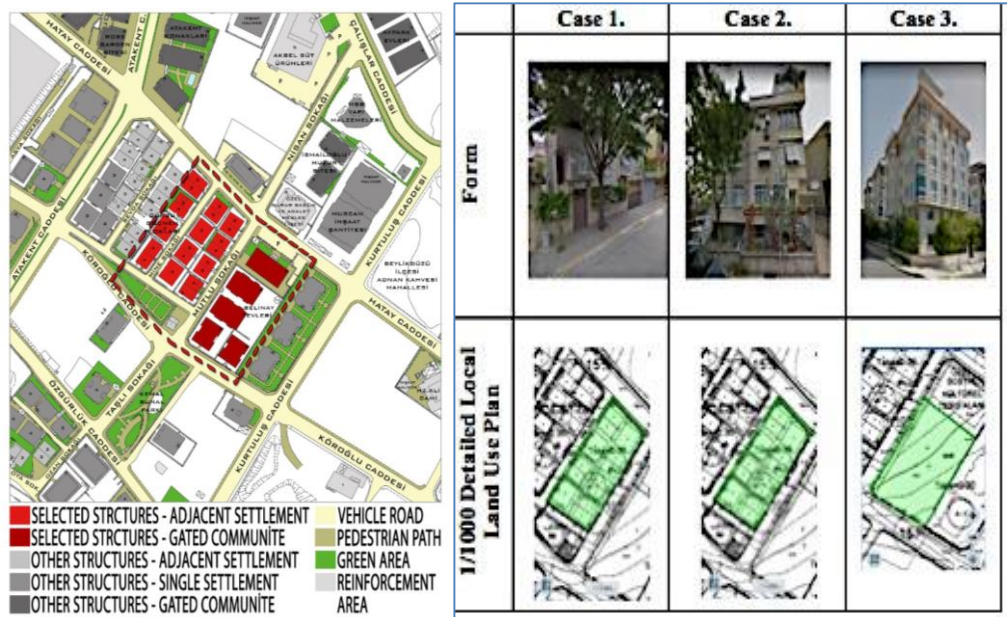


Figure 4.25: Beylikdüzü District, the third selected area, Base Map of the area and detailed features of the second selected area (Url-7).

Detailed urban aesthetic analysis of this area according to determinate parameters is shown in Table 4.16.

Table 4.16: Detailed urban aesthetic analysis of this area.

F1. Character and Identity Components		Eval . 1	Eval . 2	Eval . 3
Icons	3 and 2 Dimensions Parameters			
	Base/Middle/Top parts in building Design	-	-	-
	Building and Human Scale	+	+	+
	Considering the common building's line	+	+	+
	Rhythmical design elements on facade (repeating elements in line, shapes, forms and details)	±	±	±
	Harmony in general mass and form of the building type in the surrounding area	+	+	+
	Visual continuity in scale with diversity in design	±	±	±
	Using high quality architectural materials in façade design	-	-	+
	Change in material colors by creating harmony in design	±	±	±
F2. Green Design				
	Designing and planning attractive green belts along streets, green fingers and corridors	-	-	+
	Designing and planning pocket parks, open spaces, public realms, recreational areas	-	-	+
	Considering ecological based materials in designing the buildings	-	-	-
	Considering main pedestrian network in Planning residential areas	+	+	+
	Designing high quality pavement surfaces with green belts	-	-	+
	Planning pedestrian and vehicle areas	-	-	+
	Proper orientation of the building on the parcel	±	±	±
	Designing open spaces at different levels of the buildings such as green roofs	-	-	-

Table 4.16 (continued):Detailed urban aesthetic analysis of this area.

F3. Incompatibility between Identity and Design Components		Eval	Eval	Eval
3 and 2 Dimensions Parameters		. 1	. 2	. 3
	Considering the parcel's form and character	+	+	+
	Planning placement of buildings on the parcel to continue street-wall effect.	+	+	+
	Reducing designing and planning uniform mass housing	+	+	-
F4. Lack of Protection for Continuity and Natural Environment				
	Considering the height of the buildings with the width of the related roads in planning.	+	+	+
	Considering clear access network, as well to public transport in the area.	+	+	+
	Protecting ecosystem and natural environment in planning	-	-	-
F5. Tall Buildings				
	Considering integration between high of new developing residential buildings with its surroundings general high	+	+	+
	Considering top part of tall buildings for creating skyline by variety architectural design within harmony.	-	-	-
	Considering setback in designing tall buildings	-	-	-
	Reducing predominant effect of high buildings in the site for increasing aesthetic effect as well as protecting human scale.	+	+	+
	Prevent offering and permitting high building that are not compatible with human scale in planning and design	+	+	+
	Considering higher buildings with wider streets in order to allowance for natural light and ventilation.	+	+	+
F6. Plan-Based versus Project-Based Developments				
	Considering the conformity between low level plans and upper level plans in planning.	+	+	+
	Considering project base residential areas plan for preventing negative affects on urban silhouette and aesthetic.	+	+	+
	Considering regular grid plan/legibility/ clear and simple development pattern	+	+	±
	Prevent offering and permitting maximized density for small plots within the projects	+	+	+
	Providing adequate parking within projects and preventing on-street parking areas	-	-	+
F7. Formal Harmony Between Building Group				
	Considering harmonious between form of the buildings in designing and planning them to providing conflict building forms and creating variety between them.	±	±	±
F8. Building Interior Design				
	Consider not to designing private rooms to face the main street in order to reducing less private solutions that affected aesthetic patterns of the street	-	-	-

The mark (+) was used when the evaluated parameters could be seen in the area in general. The mark (-) was used when the evaluated parameters couldn't be seen in the area in general and the mark (±) was used when the evaluated parameters could be seen partly in the area.

Urban aesthetic evaluation of this area can be explained in this way, in the case of character and identity (F.1) there isn't any categorised in designing the buildings form in almost all buildings type. In other words, base, middle or top parts of the buildings cannot be distinguished. All the building types in the area are almost in human scale. Almost all of the buildings are followed common building's line in

detailed local land use plan. Almost all buildings have rhythmical design elements of the facade. This means the buildings have repeating design elements such as shapes, forms or details. But also when we observe, all the details of the buildings even colours are almost the same. Selected three buildings are in harmony with the general mass that suggested in the detailed local land use plan. At the same time, this harmony can be seen in form of the buildings, which created visual continuity in the area. Whereas there isn't any diversity in the design of the buildings except in mass housing area. Unlike the third selected cases, the first case has negative aesthetic evaluation in the case of green design (F2). There isn't any attractive green belts, pocket parks and open spaces in the street. At the same time, there is nothing in the name of green design, for example in different levels of the building's design. But the third case as the mass housing area has its own green open spaces. As well as not used of high-quality architectural materials in facade design like the pavement surfaces in the selected two cases. While the quality in architectural materials in facade design as well as in the pavement surfaces can be seen in the third selected case. In the case of incompatibility between identity and design (F.3) all of the buildings considering related parcel's form and character. Almost all of them considering the street-wall effect, by planning and designing the placement of the buildings on the parcel. While there isn't any consideration for reducing design and planning uniform mass housing inside the plans in the selected third case. The diversity can be seen in the two selected cases. In the case of lack of protection for continuity and natural environment (F.4) it can be said that all of the buildings and related area provide clear access network, considering the height of the buildings with the width of the related roads but without protecting the natural environment in the planning. In the case of tall buildings (F.5) the street is full with 4-5 floors buildings and newly built buildings are integrated into their surroundings. In the case of plan-based versus project-based developments (F6) grid street layouts create legibility with simple development pattern, low rise building features prevent maximizing in the density of the area and negative effect on the urban silhouette. While one of it's the negative effect is the lack of adequate parking within projects and on street-parking areas in the selected cases one and two. While adequate parking areas can be seen in the third selected area as a mass housing area. As described before there can be seen formal harmony between the buildings group (F7) even though there isn't any variety between them. Even though the building's interior

design (F8) should be consider when they affect aesthetic of the main street, but this issue hasn't considered in this area too.

4.5 End of Part

The aim of this part was to compare the features of three selected case area's in general. Table 4.17 reveals the main features of the environmental aesthetic for these selected case areas. These areas are 1. selected case or mass housing area, 2. selected case or twin and twin-adjacent area and 3. selected case or mixed settlements. In this case, selected three areas have been considered in general and some exceptions have been ignored.

Table 4.17: Aesthetic comparison of three selected areas.

Factor	Icons	Related Components 3 and 2 Dimensions Parameters	1.Selected Case	2.Selected Case	3.Selected Case
F1. Character and Identity		Base/Middle/Top parts in building Design	-	-	-
		Building and Human Scale	-	+	+
		Considering the common building's line	-	±	+
		Rhythmical design elements on facade (repeating elements in line, shapes, forms and details)	±	±	±
		Harmony in general mass and form of building type in the surrounding area	+	+	+
		Visual continuity in scale with diversity in design	±	±	±
		Using high quality architectural materials in façade design	-	-	-
		Change in material color by creating harmony in design	+	±	±
F2. Green Design		Designing and planning attractive green belts along streets, green fingers and corridors	+	-	±
		Designing and planning pocket parks, open spaces, public realms, recreational areas	+	-	±
		Considering ecological based materials in designing the buildings	-	-	-
		Considering main pedestrian network in Planning residential areas	+	+	+
		Designing high quality pavement surfaces with green belts	-	-	±
		Proper planning pedestrian and vehicle areas	+	-	-
		Proper orientation of the building on the parcel	-	-	±
		Designing open spaces at different levels of the buildings such as green roofs	-	-	-
F3. Incompatibility bet. Identity and Design		Considering the parcel's form and character	±	+	+
		Planning placement of buildings on the parcel to continue street-wall effect.	±	±	+
		Reducing designing and planning uniform mass housing	-	-	±
F4. Lack of Protection for Continuity and Natural Environment		Considering the height of the buildings with the width of the related roads in planning.	±	+	+
		Considering clear access network, as well to public transport in the area.	±	+	+
		Protecting ecosystem and natural environment in planning	-	-	-

Table 4.17 (continued): Aesthetic comparison of three selected areas.

Factor	Icons	Related Components 3 and 2 Dimensions Parameters	1.Selected Case	2.Selected Case	3.Selected Case
F5. Tall Buildings		Considering integration between high of new developing residential buildings with its surroundings general high	+	+	+
		Considering top part of tall buildings for creating skyline by variety architectural design within harmony.	-	-	-
		Considering setback in designing tall buildings	±	±	-
		Reducing predominant effect of high buildings in the site for increasing aesthetic effect as well as protecting human scale.	-	+	+
		Prevent offering and permitting high building that are not compatible with human scale in planning and design	-	+	+
		Considering higher buildings with wider streets in order to allowance for natural light and ventilation.	±	±	+
F6. Plan-Based versus Project-Based Developments		Considering the conformity between low level plans and upper level plans in planning.	+	+	+
		Considering project base residential areas plan for preventing negative affects on urban silhouette and aesthetic.	-	+	+
		Considering regular grid plan/legibility/ clear and simple development pattern	-	+	±
		Prevent offering and permitting maximized density for small plots within the projects	-	+	+
		Providing adequate parking within projects and preventing on-street parking areas	±	-	±
F7. Formal Harmony Between Building Group		Considering harmonious between form of the buildings in designing and planning them to providing conflict building forms and creating variety between them.	±	+	±
F8. Building Interior Design		Consider not to designing private rooms to face the main street in order to reducing less private solutions that affected aesthetic patterns of the street	-	-	-

The mark (+) was used when the evaluated parameters could be seen in the area in general. The mark (-) was used when the evaluated parameters couldn't be seen in the area in general and the mark (±) was used when the evaluated parameters could be seen partly in the area. This evaluation (Table 4.17) can be summarized in this way, in the case of character and identity (F.1) there isn't any categorised in designing the buildings form in almost all selected areas. This means none of mass housing areas, twin and twin-adjacent area or mixed settlements have the base, middle or top parts in their buildings design. In the other word, the base should contributed to the quality of the public realm, the middle should compliment the architectural features of the base and the top by including windows and material typology and the top consist of the roof and cornice treatment for smaller buildings

and no larger buildings (Url-8). This at the same time causes pleasing skylines. Except mass housing area twin-adjacent area or mixed settlements are almost in human scale. This means the size of the building with 4-6 floors is in relation to the size of a person. Except mass housing area twin-adjacent area or mixed settlements are followed common building's line in detailed local land use plan. The continuous building line defines a clear public realm for their pedestrians. Almost all buildings partly have rhythmical design elements of the facade. This means the buildings have repeating design elements such as shapes, forms or details. But also when we observe, all the details of the buildings are like each other with the same buildings types. For example, mass housing area's buildings are like each other, alike the twin-adjacent area's buildings. Selected three building's are in harmony with the general mass that suggested in the detailed local land use plan. At the same time, this harmony can be seen in form of the buildings, which created visual continuity in the area. Because massing is the combined effect of the arrangement, volume and shape of a building or group of buildings in relation to other buildings and spaces (Url-8). Whereas there isn't any diversity in the design of the buildings except in mass housing area. It can be said that almost all twin and twin-adjacent areas don't have high-quality materials in their design. High-quality materials appear in some mass housing examples. Unlike the secondly selected cases, the first and the third cases have the positive aesthetic evaluation in the case of green design (F2). Even though this success can be in the mass housing part of the mixed settlements. So it can be said that mass housing areas have adequate green areas in general. There are attractive green belts, pocket parks and open spaces in the mass housing areas. At the same time, there is nothing in the name of green design, for example in different levels of the building's design in any of selected areas. In the case of incompatibility between identity and design (F.3) all of the selected cases considering related parcel's form and character. Almost all of them considering the street-wall effect, which is defined as the continuous line of building facades that face the public street and sometimes defined as the 'public realm' (Url-9), by planning and designing the placement of the buildings on the parcel. While there isn't any consideration for reducing design and planning uniform mass housing inside the plans in the selected first and second cases. In the case of lack of protection for continuity and natural environment (F.4) it can be said that all of the buildings and related area provide clear access network, considering the height of the buildings with the width of the

related roads but without protecting the natural environment in the planning. While protecting the existing natural amenities that shape the physical look, create the environmental quality, as well as provide a high quality of life is important. In the case of tall buildings (F.5) the selected second (twin-adjacent area) and almost third (mixed settlements) cases is full with 4-5 floors buildings and newly built buildings are integrated into their surroundings. Almost none of the selected area's buildings are creating high-quality city skyline with articulated building tops. While in almost all the selected areas there is proper growing space for trees with considering setback in designing and planning but there are not adequate planting in the areas. In the case of plan-based versus project-based developments (F6) grid street layouts, which can be seen in the selected second case and partly in the selected third case, create legibility with simple development pattern, low rise building features prevent maximizing in the density of the area and negative effect on the urban silhouette. While one of it's the negative effect is the lack of adequate parking within projects and on street-parking areas in the second and partly third selected cases. While adequate parking areas can be seen in the first selected area as a mass housing area. As described before there can be seen formal harmony between the buildings group (F7) even though there isn't any variety between them in almost all selected cases. Even though the building's interior design (F8) should be consider when they affect the aesthetic of the main street, but this issue hasn't considered in selected case areas.



5.CONCLUSION

As mentioned in the first chapter (see Figure 1.1) the last step of the thesis is the evaluation step. This step has involved significant iteration. Obtained factors from the previous step as well as the implementation step's results are used to develop this step in order to suggest a final outputs.

5.1 General Evaluation

In this thesis has tried to the evaluation of the aesthetic problem in newly built environments. At the same time, the concern of this theses is about increasing aesthetic control management inside the urban legal tools. In this regard, it has tried to define urban aesthetic with which parameters that affected urban newly built environment areas in terms of urban design objectives. At the same time, it has tried to reveal general formal aesthetic parameters and criteria. By considering different periods of urban planning in countries it can be seen that urban planning approach has strongly been under the influence of economic, political and social circumstances as well as the international movements of the period.

The thesis has started with the historical background of aesthetic control management in the international platform. The process evaluating aesthetic in the international platform reveals that over time some of the aesthetic regulations has increased and the importance of aesthetic increased at the same time. Because, legalization of aesthetic control in not a very old subject and there are too many shortcomings in this area. The main reason was the individual property aspect of aesthetic control. The aesthetic was considered as a luxury and subjective issue of the concept didn't need to be the basis of valid regulation in urban planning until 1930. This perspective changed over time by few jurisdictions. This change was based on accepting aesthetic regulation for the reasons of public health, protection of property values, promotion of tourism and traffic. The majority of states allowed design review based on aesthetic considerations almost by the middle 20 century.

Evaluating aesthetic control in the legal tools related to the countries that researched

in the case of this thesis shows that, in order to increase the visual and environmental quality of the built environment different countries have different implementations and legal sources. The countries that were selected in the case of this research are The Netherlands, England and The United State. Main features of these countries in the case of aesthetic control management are, the Netherlands is one of the countries, which has developed the law of aesthetic control. At the same time, municipal architect powers date goes back to the 18th century. Same as the Netherlands, the origin of aesthetic control in Britain backs to 1909s in the Housing and Town Planning Act. Aesthetic control with its new title as design control is the main part of the development control system in England. In the United States, the early 1900s was 'city beautiful' movement era. In the mid 20th century urban design conceptualized as a self-standing discipline.

The legal implementations for aesthetic control management especially increased after the environmental movements that revealed the concept of aesthetic inside the cities after the 1970s. After the 1980s period of deregulation had started in countries. With this period some rearrangements have done in the legal sources of urban planning practice. Participatory planning, environmental awareness and sustainable development beside domination of the aesthetic quality in urban design were in the urban planning agenda. This process continued until current era that increased and developed with new arrangements such as Image Quality plans, Architectural Policies and Local Architectural Centres, transparent and integral planning system, negotiation and participation as well as compact developments.

The same changes are available almost in Turkey. Turkey's planning system has affected by the Westernization, Modernization, Industrialization and globalization periods during the last century. Finally, the legal arrangements of the country divided into four parts. Again the important change in the case of aesthetic control management can be seen after the 1980s due to the effects of globalization and neoliberal policies. The main changes in the Turkish planning system are turning to strategic spatial planning from the traditional spatial planning system under the globalization process. Despite such a wide framework in the urban planning process of the country, it can't be seen any integration between these legal sources and arrangements.

In the case of the importance of aesthetic control management, it should be setting out a wide range of ideas at the macro and micro scales, from the relationship of the city to landscape, to legible neighbourhood structures and down to details of façade treatment and fencing in the case of different tips of visual quality plans. These plans should be contents details of the analysis, vision, participation, dissemination, adaptation, liabilities, history, scale, context, layout and like these. Establishing aesthetic policies and aesthetic criteria are the important sides of the municipality responsibilities.

5.2 Evaluation of Obtained Factors in Existing Legal Sources

In this part, the place of obtained factors within urban laws and regulations, which were be discussed in the third chapter, have been evaluated. It's tried to evaluation which factor is included or not, in urban laws and regulations as well as other legal sources in the case of Istanbul.

As discussed in chapter three, aesthetic evaluation in Turkey can be considered on four legal arrangement that directly or indirectly dealing with the aesthetic control management in Turkey and in Istanbul. These are Reconstruction Law and Regulations, Special Purpose Laws, Administrative Laws and the other legal sources. At the same time, these legal sources can be considered at three levels. These are the national level, the province/municipal level, and the local level (Figure 5.1).

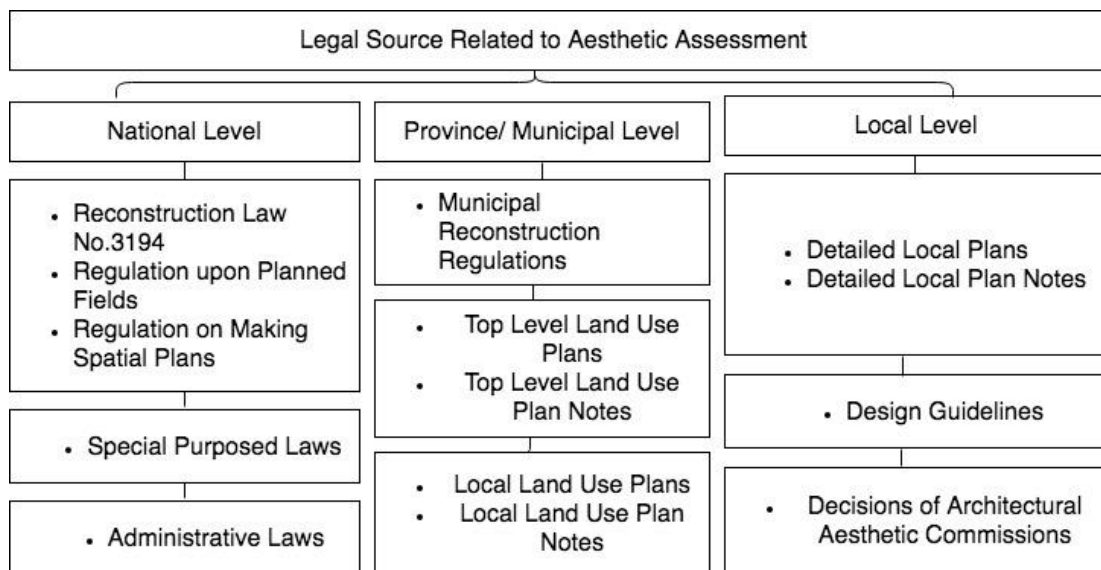


Figure 5.1: Three levels of the legal sources related to the aesthetic assessment in Turkey (Rezafar and Turk, 2018, p.91).

At the national level, there are mainly three categories of legal sources. The first category is Reconstruction Law No. 3194, a basic law which came into force in 1985 and concerned the planning of urban and rural areas in Turkey. Two regulations have been passed based on the provisions of this law. These are the ‘Regulation upon Planned Fields’ in 1985 and the ‘Regulation on Making Spatial Plans’ in 2014. Details about these law and regulations were discussed in chapter three (see Part 3.5.1). These are general laws, and their provisions are valid throughout Turkey. At the same time, there is Istanbul Reconstruction Regulation, which is special to Istanbul. The second category consists of Special Purposed Laws, of which there are many in the Turkish planning system. These laws are also explained in chapter three (see Part 3.5.2). Those that can affect aesthetic assessment are the ‘Environmental Law,’ ‘Mass Housing Law,’ ‘Tourism Encouragement Law,’ ‘Conservation of Cultural and Natural Property,’ ‘Bosphorus Law,’ ‘Coastal Law’ and ‘Law No. 6306 on the Restructuring of Areas under Risk of Natural Disasters.’ The third category is Administrative Laws, including Metropolitan Municipal Law, Municipal Law, and Special Provincial Administration Law (see Part 3.5.3). At the province/municipal level, the legal sources related to aesthetic assessment are the ‘Municipal Reconstruction Regulation’, a ‘Top-Level land Use Plan’ and its plan notes, and the Local Physical Plans such as ‘Local Land Use Plan’ and its plan notes. At the same time, at local level, there are ‘Detailed Local Land Use Plans’ and their notes, design guidelines, and the decisions of architectural aesthetic commissions. All these legal sources contain some provisions on urban design and aesthetics (Figure 5.2). In general, these provisions concern land plots, paths, structures, and urban silhouette (see the details in Table 3.2). At the same time, the relationship between these laws and the eight determined factors is shown in Figure 5.3. This figure shows which laws and regulations contain provisions related to the eight factors. Except for laws and regulations which are shown in the Figure 5.2 and Figure 5.3, there are some other regulations relating to the other law. One of them which is relating to the Conservation of Cultural and Natural Property Law No.2863 is The Consolidated Statement and Procedures about Preparing Protection Plans and Environment Arrangement Projects, Presentation, Application, Control and Authors and the other is the instruction upon Preparation and Evaluation of Urban Design Projects. On the other hand in the case of other legal tools there is Regulation on the Competition of

Architecture, Landscape Architecture, Engineering, Urban Design Projects, Urban and Regional Planning and Fine Arts.

A consideration of the legal sources related to newly built environments along with a comparison of Figure 5.2 and Figure 5.3 demonstrates that most of these legal approaches give a general description of these factors.



Articles Related to Urban Design and Aesthetic inside the Urban Laws and Regulations for Newly Built Environments (with the case of Istanbul)		
	Laws and Regulations	Articles Related to Urban Design and Aesthetic
Reconstruction Laws and Regulations	Reconstruction Law	Forms, Plot and Expropriation, Land Readjustment, Setback from the Street, Building Lines, Facade and Size and Width, Height
	Regulation upon Planned Fields	Standards about Plot Size and Depth, Standards about Yard Distance from the Road, Buildings Depth and Height, Facade Principles, Construction Standards, The effect of Facade and Block on the Character of the Area, Number of Floors and Height
	Regulation on Making Spatial Plans	Standards about Different Area Size, Width of the Pedestrian and Vehicle Ways, Urban Design Guidelines
	Instruction Concerning to the Preparation and Evaluation of Urban Design Projects that Has Been Approved by the Ministry of Environment and Urban Planning	Urban Silhouette, Block and Open Spaces Arrangements, Relationship Between Vehicle Access, Parking and Pedestrian as well as Between Building, street, Block, Texture, Open and Green Spaces and Urban Furniture.
	Istanbul Reconstruction Regulation	Forms, Plot, Standards about Yard Distance from the Road, Construction Standards
	Plan Notes 1/1000	Forms, Plot, Land Readjustment, Setback from the Street, Building lines, Facade Size and Width, Height, Standards about Yard Distance, Construction Standards, Roads
Special Purposed Laws	Environmental Law	Sustainable Development, Protecting and Preventing the Environment
	Mass Housing Law	Plot and Expropriation, Sustainable Development
	Tourism Encouragement Law	Sustainable Development, Protecting and Preventing the Environment
	Reconstruction of Areas under Risk of Natural Disaster	Plot, Land Readjustment, Sustainable Development, Protecting and Preventing the Environment
	Conversation of Cultural and Natural Property	About the Immovable Cultural and Natural Properties, Management for Conservation Areas
	Bosphorus Law	Prevent Offering Maximized Density, Protection of the General Appearance
	The Protection of damaged Historical and Cultural Properties by Renovation, and Use by Conservation Law	The Project-based Approach in the Renewal Decided Areas, Conservation Areas
	Coastal Law	Prevent Offering Maximized Density, Protecting of the General Appearance, Cities Silhouette
Administrative Laws	Metropolitan Municipal Law	Creating Harmony within the Plan, Building Facade, Standards for main Streets and Boulevards, Standards for Advertisements' Size and Shape.
	Municipal Law	Standards about the Distance of Structure from the Coastline, Social Infrastructure Field
	Special Provincial Administrations Law	Articles about Establishment and Boundaries of the Special Provincial Administration, Duties, Powers and Responsibilities of the Special Provincial Administration
Other Legal Tools	Architectural Aesthetic Commission's Principles	Deciding Whether Architectural Projects Express Original Ideas (According to the reconstruction Law Relevant Authorities Can Establish Architectural Aesthetic Commission Based on the Guidelines Set by the Ministry)
	Design Guidelines	Forms, Plot, Width of Streets, Urban Silhouette

Figure 5.2: Articles related to urban design and aesthetics in Istanbul (Rezafar and Turk, 2018).

Legal Tools in the Case of Istanbul		Relations of the Laws and Regulations with 8 Revealed Factors	
		None	Partly
Reconstruction Laws and Regulations	Reconstruction Law	F2, F4, F7, F8	F1, F3, F5, F6
	Regulation upon Planned Fields	F3, F7, F8	F1, F2, F4, F5, F6
	Regulation on Making Spatial Plans	F1, F4, F7, F8	F2, F3, F5, F6
	Instruction Concerning to the Preparation and Evaluation of Urban Design Projects that Has Been Approved by the Ministry of Environment and Urban Planning	F8	F1, F2, F3, F4, F5, F6, F7
	Istanbul Reconstruction Regulation	F7, F8	F1, F2, F3, F4, F5, F6, F7
	Plan Notes 1/1000	F3, F4, F5, F6, F7, F8	F1, F2
Special Purposed Laws	Environmental Law	F1, F2, F3, F5, F6, F7, F8	F4
	Mass Housing Law	F5, F6, F7, F8	F1, F2, F3, F4
	Tourism Encouragement Law	F2, F3, F4, F5, F6, F7, F8	F1
	Reconstruction of Areas under Risk of Natural Disaster	F3, F4, F5, F6, F7, F8	F1, F2
	Conversation of Cultural and Natural Property	F1, F2, F3, F5, F6, F7, F8	F4
	Bosphorus Law	F1, F2, F3, F7, F8	F4, F5, F6
	The Protection of damaged Historical and Cultural Properties by Renovation, and Use by Conservation Law	F1, F2, F3, F5, F6, F7, F8	F4
	Coastal Law	F1, F3, F5, F7, F8	F2, F4, F6
Administrative Laws	Metropolitan Municipal Law	F1, F3, F5, F6, F7, F8	F2, F4
	Municipal Law	F1, F3, F5, F6, F7, F8	F2, F4
	Special Provincial Administrations Law	F1, F2, F3, F4, F5, F6, F7, F8	-
Other Legal Tools	Architectural Aesthetic Commission's Principles	F2, F5, F6, F7, F8	F1, F3, F4
	Design Guidelines	F7, F8	F1, F2, F3, F4, F5, F6

Figure 5.3:The relationship between laws and the eight determined factors.

For example, there are some general articles in the Reconstruction Law concerning form, buildings line, facade design, plot and expropriation, land readjustment, setback from the street and facade size, width and height. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 3 (Incompatibility between identity and design), Factor 5 (Tall buildings) and Factor 6 (Plan-based versus project based developments). Some general articles in the Regulations upon Planned Fields are concerning standards about plot size and depth, standards about yard distance from the road, buildings depth and height, facade principles, construction standards, the effect of facade and block on the character of area and number of floors and height. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 2 (Green design), Factor 3 (Incompatibility between identity and design), Factor 4 (Lack of protection for continuity and natural environment), Factor 5 (Tall buildings) and Factor 6 (Plan-based versus project based developments). Some general articles in the Regulation on Making Spatial Plans are concerning standards about different area size, width of the pedestrian and vehicle ways and urban design guidelines. The detailed description of these articles reveals that they are related to Factor 2 (Green design), Factor 3 (Incompatibility between identity and design), Factor 5 (Tall buildings) and Factor 6 (Plan-based versus project based developments). Some general articles in the Instruction Concerning to the Preparation and Evaluation of Urban Design Projects are concerning urban silhouette, block and open space arrangements, relationship between vehicle access, parking and pedestrian as well as between building, street, block, texture, open and green spaces and urban furniture. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 2 (Green design), Factor 3 (Incompatibility between identity and design), Factor 4 (Lack of protection for continuity and natural environment), Factor 5 (Tall buildings), Factor 6 (Plan-based versus project based developments) and Factor 7 (Formal harmony between building groups). Some general articles in the Istanbul Reconstruction Regulation are concerning forms, plot, standards about yard distance from the road and construction standards. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 2 (Green design), Factor 3 (Incompatibility between identity and design), Factor 4 (Lack of protection for continuity and natural environment), Factor 5 (Tall buildings) and Factor 6 (Plan-based versus project based developments). Last

legal tool in the case of Reconstruction Laws and Regulation is Plan Notes 1/1000. Some general articles in the Plan Notes 1/1000 are concerning forms, plot, land readjustment, setback from the street, building lines, facade, standards about yard distance and roads. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 2 (Green design). The second legal tools in urban aesthetic management is Special Purpose Laws. Some general articles in Environmental Law are concerning sustainable development, protecting and preventing the environment. Detailed description of these articles reveal that they are related to Factor 4 (Lack of protection for continuity and natural environment). Some general articles in Mass Housing Law are concerning plot and expropriation and sustainable development. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 2 (Green design), Factor 3 (Incompatibility between identity and design) and Factor 4 (Lack of protection for continuity and natural environment). Some general articles in Tourism Encouragement Law are concerning sustainable development and protecting and preventing the environment. Detailed description of these articles reveal that they are related to Factor 1 (character and identity). Some general articles in Reconstruction of Areas under Risk of Natural Disaster Law are concerning plot, land readjustment, sustainable development, protecting and preventing the environment. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 2 (Green design). Some general articles in Bosphorus Law are concerning about the prevent of offering maximized density, protection of the general appearance and cities silhouette. The detailed description of these articles reveals that they are related to Factor 4 (Lack of protection for continuity and natural environment), Factor 5 (Tall buildings) and Factor 6 (Plan-based versus project based developments). Some general articles in The Protection of Damaged Historical and Cultural Properties by Renovation and Use by Conservation Law are the project-based approach in the renewal decided area and conservation area. The detailed description of these articles reveals that they are related to 4 (Lack of protection for continuity and natural environment). Last legal tool in the case of Special Purpose Laws is Coastal Law. Some general articles in Coastal Law are concerning about the prevent of offering maximized density, protection of the general appearance and cities silhouette. The detailed description of these articles reveals that they are related to Factor 2 (Green design), Factor 4 (Lack of protection for continuity and natural

environment) and Factor 6 (Plan-based versus project based developments). The third legal tools in urban aesthetic management is Administrative Laws. Some general articles in Metropolitan Municipal Law are concerning about creating harmony within the plan, building facades, standards for main streets and boulevards and standards for advertisement's size and shape. The detailed description of these articles reveals that they are related to Factor 2 (Green Design) and 4 (Lack of protection for continuity and natural environment). Some general articles in Municipal Law are concerning standards about the distance of structures from the coastline and social infrastructure fields. The detailed description of these articles reveals that they are related to Factor 2 (Green Design) and 4 (Lack of protection for continuity and natural environment). Some general articles in Special Provincial Administrative Law are concerning about establishment and boundaries of the Special Provincial Administration, duties, powers and responsibilities of the Special Provincial Administration. The detailed description of these articles reveals that they are not any direct or indirect articles about aesthetic control management of the cities in the case of newly built environments. The fourth and last legal tools in urban aesthetic management is the Other Legal Tools. First of them is Architectural Aesthetic Commission's Principles. Some general articles in Architectural Aesthetic Commission's Principles are concerning about deciding whether architectural projects express original ideas or not. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 3 (Incompatibility between identity and design) and Factor 4 (Lack of protection for continuity and natural environment). And the last legal tool is Design Guidelines. Some general articles in Design Guidelines are concerning forms, plot, width of streets and urban silhouette. The detailed description of these articles reveals that they are related to Factor 1 (character and identity), Factor 2 (Green design), Factor 3 (Incompatibility between identity and design), Factor 4 (Lack of protection for continuity and natural environment), Factor 5 (Tall buildings) and Factor 6 (Plan-based versus project based developments). This evaluation reveals complicatedness of the legal sources in the case of aesthetic control management in Turkey and Istanbul.

5.3 Evaluation of Obtained Factors in Suggested Check-List

In order to reach aesthetic urban environments free of this complicatedness in the case of legal sources, especially in the newly built environments, a checklist that has been prepared from the obtained factors is suggested in this part (Table 5.1). It is tried to suggested parameters related to factors in the both 2 and 3 dimensions of the urban design. This check-list is a prescriptive guideline has been prepared based on literature research, case studies and personal investigation.

Table 5.1 :Check-list Proposal.

Character and Identity		
	When designing new built environments, provide base/middle and top parts in building forms and creating a proportional ratio between these parts.	☐
	When designing new built environments, consider proportional relationship between buildings and the human body scale spatially in the base part of tall building design.	☐
	In this case in designing tall buildings considering the setback from streetwall pattern in order to reduce its height effect on pedestrians. At the same time, avoid designing high boundary walls, long blank facades and so on in frontage of the buildings by considering the ratio between fullness and opening (solid and void) in façade design, this also can cause excitement and dynamic quality in design.	
	When designing new built environments, consider the common building's line in the street for creating and maintaining the street's character and streetwall effects.	☐
	When designing new built environments, provide rhythmical design elements on façade of the buildings spatially in the middle part of tall buildings.	☐
	In this case, using rhythmical design elements should be in the coherent and unity to the whole building.	
	When designing new built environments, considering general mass and form of building type in the surrounding area, they should fit them.	☐
	When designing new built environments, create visual continuity in scale and other characteristic features of buildings while interested in diversity in building design.	☐
	In this case, consider hierarchy and order in designing by composing spaces between them. At the same time, create attractive skyline by designing and planning diversity and visual wealth in buildings but in a coherent manner while creating continuity.	
	When designing new built environments, consider quality architecture materials.	☐
	In this case, change in material colour by creating harmony in design in order to establish an aesthetical view.	

Table 5.1(continued) : Check-list Proposal.

Green Design		
	When designing new built environments, design and plan attractive green belts, fingers and corridors that can, interlock and integrated with the regional park. Consider landscape as an important part of the local identity by proper designing and planning. In this case, design and plan pocket parks inside the new built environments (for example 20mX20m).	☐
	At the same time, use area's natural assets in order to maintain sustainability and encourages biodiversity (water, trees as well as another planting). As well as design and plan recreational areas as an integral part of the design in new built environments.	☐
	Likewise, design open spaces at different levels of the buildings such as green roofs.	☐
	When designing new built environments, consider ecologically based materials in designing the buildings in order to encourage sustainability and green design concept.	☐
	When designing new built environments, planning residential areas should be part of the main pedestrian network in order to ensure continuity and sustainability.	☐
	In this case, consider ease of movement in the residential sites by proper planning pedestrian and vehicle areas.	☐
	At the same time, consider quality pavement surfaces with designing green belts.	☐
	When designing new built environments, plan the proper orientation of the building on the parcel in accordance with increasing sustainability and reducing energy consumption.	☐
Incompatibility between Identity and Design		
	When designing new built environments, consider existing parcel scale (width and depth), character and form in order to rhythmically continues in planning.	☐
	When designing new built environments, plan the placement of buildings on the parcel to continue the streetwall effect. The streetwall should be considered as front property line that adjacent to the sidewalk.	☐
	When designing new built environments, use building materials compatible with the area's character and general materials, while different materials in texture, colour and pattern can be used systematically.	☐
	When designing new built environments, reduce designing and planning uniform mass housing, which negatively affected urban aesthetic. While diversity create attractive urban design and skyline in areas.	☐
Lack of Protection for Continuity and Natural Environment		
	When designing new built environments, consider the height of the buildings with the width of the related roads.	☐
	When designing new built environments, consider clear access network, this also can be created by convenient access to public transport in the area.	☐
	When designing new built environments, protect the ecosystem and natural environment for increasing landscape planning, recreational space.	☐

Table 5.1(continued) : Check-list Proposal.

Tall Buildings		
	When designing new built environments, consider integration between high of new developing residential buildings with its surroundings general high.	☐
	When designing new built environments, consider top part of tall buildings for creating skyline by a variety of architectural design within harmony.	☐
	When designing new built environments, consider setback in designing the buildings. While free-standing tall buildings can disrupt pedestrian-oriented scale and character of the street.	☐
	When designing new built environments, reduce the predominant effect of high buildings in the site for increasing aesthetic effect as well as protecting human scale. This may be can by offering low rise buildings with high density if possible.	☐
	When designing new built environments, prevent offering and permitting high building that is not compatible with human scale by considering site and surrounding character.	☐
	When designing new built environments, consider higher buildings with wider streets in order to allowance for natural light and ventilation.	☐
Plan-Based versus Project-Based Developments		
	When designing new built environments, consider the conformity between low-level plans and upper-level plans.	☐
	When designing new built environments, consider project base residential areas plan for preventing negative effects on urban silhouette and aesthetic.	☐
	When designing new built environments, consider close environment relations in the case of height, road, common space and etc. for increasing aesthetic effects. In this case, maintain primary pedestrian routes by considering a regular grid plan while these routes can be supported by retail uses.	☐
	When designing new built environments, prevent offering and permitting maximized density for small plots within the projects.	☐
	When designing new built environments, provide parking within projects and prevent on-street parking areas if possible.	☐
	When designing new built environments, consider plot alignment in size of plots and suggested projects, at the same time consider the area's topography for suggested projects.	☐
Formal Harmony Between Building Group		
	When designing new built environments, consider harmonious between the form of the buildings to provide conflict building forms and creating variety between them.	☐

Table 5.1(continued) : Check-list Proposal.

Building Interior design		
	When designing new built environments, consider not to designing private rooms to face the main street in order to reduce less private solutions that affected aesthetic patterns of the street. While the interior design of buildings can affect urban aesthetic when the design reflected outside the building. Also, consider transparent buildings effect and their reflections outside.	☐

In the case of the relationship between proposed check-list as well as detailed design guidelines here are the proposed steps (figure 5.4).The check-list or a prescriptive guideline can be useful during the process of developing architectural design projects as a design guideline before detailed design guidelines, as well as in controlling process for related municipalities.

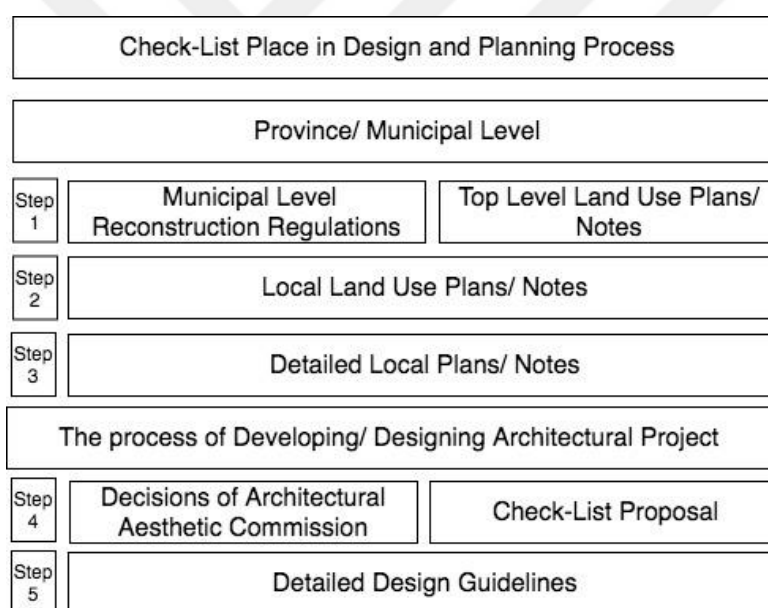


Figure 5.4 : The relationship between proposed check-list and detailed design guidelines.

5.4Conclusion

This research has been done with the aim of setting forth parameters, to help for aesthetic design and planning of the newly built environments. In order to reveal a clear conclusion, this part will be continued with evaluating the research hypothesis.

According to the literature urban aesthetic is a multidimensional and complex subject. This means urban aesthetic can be evaluated in two dimensions. The first one

is its subjective dimension, which expresses the experiences of individuals and their choices, and the second is an objective dimension, which expresses structure, shape, form and spatial arrangements of the area and so on. But since there are differences between these dimensions because of many reasons such as culture and personal behaviour, so aesthetic of the built environment is difficult to explain exactly. Many kinds of literature have the same ideas (see Table 2.1). At the same time, in the case of new developing areas there are three different approaches (see Figure 2.1). By definition of these approaches, it can be said that new urbanism with its public policies is a suitable approach in the case of aesthetic control of this research. Likewise, this approach arranges cities on three scales such as region, settlement and neighbourhood, street and building. So by considering these definitions, there must be some formal parameters in the spatial arrangement of the built environments that cause aesthetic in the whole part of the environment. According to design experts in the case of this research, for logical and aesthetic planning of newly built environments parameters such as, a) character and identity, b) green design, c) compatibility between identity and design, d) protection for continuity and natural environment, e) considering tall buildings, f) considering plan-based versus project-based, g) formal harmony between building groups and h) considering building interior design should be in consideration (see Table 4.12). There are four kinds of legal tools in urban planning of Turkey and Istanbul (see Table 3.2). Each of these legal tools contains different laws, regulations or instructions. While there are different rules inside these tools that related directly or indirectly to control and managing urban aesthetic (see Table 5.2), but there is not any defined legal tool for controlling the urban aesthetic.

Table 5.3 shows the relationship between determined factors with these legal tools. This table shows while some factors are involved in more than one legal tools some others are not included in any legal tools. Whereas all these legal tools are in force in Istanbul. This means that, in the case of aesthetic control management, many rules of these legal tools must be considered from one hand and there is not a precise control tool from the other hand.

The research demonstrates the fragmentary nature of different provisions concerning issues of urban formal aesthetics. This at the same time shows that there are no detailed statements about how it should be created a formal aesthetic for newly built

environments. In general, it can be said that there are no detailed legal tools, even any check-list related to urban formal aesthetics. In order to reach more aesthetic newly built environments, there should exist a check-list with most formal parameters that can apply for each area with its special characteristics. Such check-list can be valid for municipalities, whereas there isn't any check-list in selected case area in the case of this research. Here there is a kind of check-list suggested according to case studies, literature research and personal investigation (see Table 5.1).

So, the whole of this research can be summarised and concluded in this way. Reconfiguring of urban spaces under neoliberal policies and priorities, especially after the 2000s, has affected the newly built environments. This situation changed urban features such that identity and texture of the newly built environments stayed-back to the plan. This caused criticism because of their lack of aesthetic quality. Over time the concept of urban aesthetic became more important between urban design and planners and who involved in this area such as politicians. This period revealed many studies in the case of urban aesthetic, whereas the studies in the case of urban formal aesthetics especially for newly built environments are very rare. Moreover, after qualitative and quantitative analysis this research reveals that the lack of formal aesthetic parameters inside the legal tools. The comprehensive analysis demonstrates that, which of and to what extent the factors' components should be added in the legal sources. This can be understood according to the order of the factor components (see Table 4.12). While some of the parameters of determined factors are general, others are detailed. On the other word, some parameters contained a general description of the urban aesthetic while the others contained more details in the building scale of urban aesthetic. So, these parameters, in accordance with their scope, can be incorporated into legal sources at the national level, municipal level, and local level (see Table 5.1). For example, respectively the most effective laws and regulations for each factor can be summarized as follows;

For F1 (Character and identity) the most effective laws and regulations are, 1) Reconstruction Law No.3194, 2) Regulation upon Planned Field and 3) Decisions of Architectural Aesthetic Commissions. For F2 (Green Design), the most effective laws and regulations are, 1) Metropolitan Municipality Law No.5216, 2) Municipality Law No.5393 and 3) 1/1000 Detailed Local Land Use Plan Notes, Regulation upon Planned Field and Regulation on Making Spatial Plans. For F3 (Incompatibility between Identity and Design) the most effective laws and

regulations are, 1) Regulation upon Planned Field, 2) Decisions of Architectural Aesthetic Commissions and 3) Regulation on Making Spatial Plans. For F4 (Protection of continuity and the natural environment) the most effective laws and regulations are, 1) Regulation upon Planned Field, Regulation on Making Spatial Plans, Environmental Law No.2872, Metropolitan Municipality Law No.5216 and Decisions of Architectural Aesthetic Commissions. All these legal instruments are of equal weight. For F5 (Tall buildings) the most effective laws and regulations are, 1) Regulation upon Planned Field, 2) Reconstruction Law No.3194 and 3) Decisions of Architectural Aesthetic Commissions. For F6 (Consistency between Plan-Based and Project-Based Development) the most effective laws and regulations are, 1) Regulation upon Planned Field, 2) Reconstruction Law No.3194 and Regulation on Making Spatial Plans, and 3) 1/1000 Detailed Local Land Use Plan Notes and Municipality Law No.5393. For F7 (Formal harmony between buildings group) the most effective laws and regulations are, 1) Reconstruction Law No.3194 and to some extent Decisions of Architectural Aesthetic Commissions. At the same time, there is not any effective legal source in the case of F8 (Interior design).

So, F1 (Character and identity), F2 (Green Design), F4 (Protection of continuity and the natural environment), F5. (Tall Buildings), F6. (Consistency between Plan-Based and Project-Based Development) are generally issues at the national level that should be added to the Reconstruction Law and Regulations, Special Purpose laws as well as to the Municipal Reconstruction Regulations at Municipal Level. Detailed description can be done this way, parameters and components of these factors, such as F.1 (proportion, scale, hierarchy, dimension, diversity), F.3 (form of structures), and F.5 (buildings height/road width) should be added to the Reconstruction Law and its regulations at a general level, while F.1 (solid and void ratio in façade design, color harmony, architectural motif), F.2 (ecological landscape design, integration with the main pedestrian path, proper orientation of buildings, green fields and planting, ecological materials), F.3 (texture/pattern and materials), F.5 (buildings height/road width, controlling the predominant effect of high buildings), F.7 (form of relationships between building groups), and F.8 (building interior design) are the subjects of detailed local land use plans and related plan notes, as well as design guidelines and the decisions of architectural aesthetic commissions at the local level. F.6 (project-based developments, regular grid plan, compatibility of project-based developments with detailed local plans) should be provided for in the Reconstruction

Law. Likewise, F.3 (uniform mass housing) is a current problem that should be solved in the Mass Housing Law (a type of Special Purpose laws) at the national level. F.4 (protecting the natural environment and ecosystem) can be added to the Municipal Law at the national level. F.1 (urban identity), F.3 (relationship between parcel and building, plot and field identity) are issued at the province/municipal level that should be added to top-level land use plans, local land use plans, and detailed local land use plans and their plan notes. But most importantly, there should be compatibility between these laws and regulations. Another important subject is the capacity, level, and planning and design knowledge of professionals involved in planning and design processes. These figures should be consistent with each other in instruction, implementation, and management. As the analysis pointed out, scholars' views in evaluating urban formal aesthetics are different from those of officials and practitioners.

The goal of reaching more aesthetic newly built environments can be achieved by paying attention to and applying determined parameters in both building design and planning scales in these areas. There is a significant need for the rearrangement of legal sources, especially in the case of cities like Istanbul, which is Turkey's most important economic, cultural, and tourism centre. The knowledge gained from the Istanbul case may be useful for other countries facing the same dynamic development processes in their cities.

Since urban aesthetic is multidimensional nature and can be evaluated in two parts, subjective and objective or on the other words it has two aspects, formal and symbolic, in this thesis, just formal aspect of the urban aesthetic has been evaluated. So, the physical and spatial design of the newly built environments is the main concern of this research. Peoples behavioural patterns are stayed outside of this research because people's aesthetic response to the built environment is difficult to explain. At the same time, it is different from person to person. Overall, these potential formal aesthetic parameters can be used to evaluate existing newly built environments. At the same time, these parameters can give guidance to the designers at the design stage as well as to the officials at the decision-making stage.

But it is important to keep in mind that in order to reach a more comprehensive evaluation of the urban aesthetics it will be evaluation subjective or symbolic parameters and aspects of the concept, individual's and citizens internal representations of the buildings. These parameters must be tested in different

contexts such as historical areas, irregular residential areas and special areas too. At the same time testing case areas in this thesis have done with some ignored. For more detail research all aspects of newly built environments such as the area's topography, climate for flora as well as socio-economic feature can be considered for future researches.





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APPENDICES

APPENDIX A:ANOVA Frequencies of the Variables

APPENDIX B:Survey Questions



APPENDIX A: ANOVA Frequencies of the Variables

1. Konut alanlarının tasarımında, boyut ve süreklilik gibi ortak karakteristik özellikler kentsel estetiği olumlu etkilemektedir				2. Konut alanlarının tasarımında, yapılar arasındaki düzen ve hiyerarşi kentsel estetiği olumlu etkilemektedir			
nerde çalışmaktasınız?	N	Subset for alpha = 0.05		nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2			1	2
Tukey HSD ^{a,b}	üniversite	60	2.4000	Tukey HSD ^{a,b}	belediye	40	2.7250
	özel sektör-ofis	37	3.2432		özel sektör-ofis	37	3.0811
	belediye	40	3.6250		üniversite	60	3.8500
	Sig.		1.000		Sig.		.451
Scheffe ^{a,b}	üniversite	60	2.4000	Scheffe ^{a,b}	belediye	40	2.7250
	özel sektör-ofis	37	3.2432		özel sektör-ofis	37	3.0811
	belediye	40	3.6250		üniversite	60	3.8500
	Sig.		1.000		Sig.		.484
Gabriel ^{a,b}	üniversite	60	2.4000	Gabriel ^{a,b}	belediye	40	2.7250
	özel sektör-ofis	37	3.2432		özel sektör-ofis	37	3.0811
	belediye	40	3.6250		üniversite	60	3.8500
	Sig.		1.000		Sig.		.540

Means for groups in homogeneous subsets are displayed.
a. Uses Harmonic Mean Sample Size = 43.672.
b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

3. Konut alanlarının tasarımında, yapıların orantı, ritim ve bütünlü kentsel estetiğini olumlu etkilemektedir				4. Konut alanlarının tasarımında, yapıların ölçek ve hacmi kentsel estetiği olumlu etkilemektedir			
nerde çalışmaktasınız?	N	Subset for alpha = 0.05		nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2			1	2
Tukey HSD ^{a,b}	belediye	40	2.9250	Tukey HSD ^{a,b}	belediye	40	2.3250
	özel sektör-ofis	37	3.3514		özel sektör-ofis	37	3.0270
	üniversite	60	3.9167		üniversite	60	3.7833
	Sig.		.352		Sig.		.056
Scheffe ^{a,b}	belediye	40	2.9250	Scheffe ^{a,b}	belediye	40	2.3250
	özel sektör-ofis	37	3.3514		özel sektör-ofis	37	3.0270
	üniversite	60	3.9167		üniversite	60	3.7833
	Sig.		.387		Sig.		.071
Gabriel ^{a,b}	belediye	40	2.9250	Gabriel ^{a,b}	belediye	40	2.3250
	özel sektör-ofis	37	3.3514		özel sektör-ofis	37	3.0270
	üniversite	60	3.9167		üniversite	60	3.7833
	Sig.		.424		Sig.		.064

Means for groups in homogeneous subsets are displayed.
a. Uses Harmonic Mean Sample Size = 43.672.
b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

5. Konut alanların tasarımında, yapılarıdaki mimari motif tekrarı kentsel estetiği olumlu etkilemektedir				6. Konut alanlarının tasarımında, yapıların cephe tasarımındaki doluluk-boşluk oranı kentsel estetiği olumu etkilemektedir			
nerde çalışmaktasınız?	N	Subset for alpha = 0.05		nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2			1	2
Tukey HSD ^{a,b}	belediye	40	2.3500	Tukey HSD ^{a,b}	belediye	40	2.9000
	özel sektör-ofis	37	2.6216		özel sektör-ofis	37	2.9459
	üniversite	60	3.1000		üniversite	60	3.2000
	Sig.		.556		Sig.		.573
Scheffe ^{a,b}	belediye	40	2.3500	Scheffe ^{a,b}	belediye	40	2.9000
	özel sektör-ofis	37	2.6216		özel sektör-ofis	37	2.9459
	üniversite	60	3.1000		üniversite	60	3.2000
	Sig.		.586		Sig.		.603
Gabriel ^{a,b}	belediye	40	2.3500	Gabriel ^{a,b}	belediye	40	2.9000
	özel sektör-ofis	37	2.6216		özel sektör-ofis	37	2.9459
	üniversite	60	3.1000		üniversite	60	3.2000
	Sig.		.658		Sig.		.677

Means for groups in homogeneous subsets are displayed.
a. Uses Harmonic Mean Sample Size = 43.672.
b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

Figure A.1: ANOVA Frequencies of the Variables.

7. Konut alanlarının tasarımında, yapıların cephe-kütle uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	
Tukey HSD ^{a,b}			
belediye	40	3.9000	
özel sektör-ofis	37	4.1081	
üniversite	60	4.2333	
Sig.		.283	
Scheffe ^{a,b}			
belediye	40	3.9000	
özel sektör-ofis	37	4.1081	
üniversite	60	4.2333	
Sig.		.316	
Gabriel ^{a,b}			
belediye	40	3.9000	
özel sektör-ofis	37	4.1081	
üniversite	60	4.2333	
Sig.		.340	

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

8. Konut alanlarının tasarımında, yapıların form uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	
Tukey HSD ^{a,b}			
özel sektör-ofis	37	3.9189	
belediye	40	4.2000	
üniversite	60	4.2667	
Sig.		.221	
Scheffe ^{a,b}			
özel sektör-ofis	37	3.9189	
belediye	40	4.2000	
üniversite	60	4.2667	
Sig.		.252	
Gabriel ^{a,b}			
özel sektör-ofis	37	3.9189	
belediye	40	4.2000	
üniversite	60	4.2667	
Sig.		.263	

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

9. Konut alanlarının tasarımında, yapılar arasındaki renk harmonisi kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	
Tukey HSD ^{a,b}			
özel sektör-ofis	37	2.8649	
belediye	40	3.0500	
üniversite	60	3.4167	
Sig.		.138	
Scheffe ^{a,b}			
özel sektör-ofis	37	2.8649	
belediye	40	3.0500	
üniversite	60	3.4167	
Sig.		.164	
Gabriel ^{a,b}			
özel sektör-ofis	37	2.8649	
belediye	40	3.0500	
üniversite	60	3.4167	
Sig.		.162	

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

10. Konut alanlarının tasarımında, yapılar arasındaki doku ve örüntü/malzeme uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b}			
belediye	40	3.8500	
üniversite	60	3.9833	3.9833
özel sektör-ofis	36		4.3889
Sig.		.798	.130
Scheffe ^{a,b}			
belediye	40	3.8500	
üniversite	60	3.9833	3.9833
özel sektör-ofis	36		4.3889
Sig.		.815	.154
Gabriel ^{a,b}			
belediye	40	3.8500	
üniversite	60	3.9833	3.9833
özel sektör-ofis	36		4.3889
Sig.		.891	.152

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.200.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

11. Konut alanlarının tasarımında, yapıların iç mekan kurgusu kentsel estetiği etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b}			
üniversite	60	2.3000	
belediye	40	2.8000	2.8000
özel sektör-ofis	37		2.8919
Sig.		.089	.920
Scheffe ^{a,b}			
üniversite	60	2.3000	
belediye	40	2.8000	2.8000
özel sektör-ofis	37		2.8919
Sig.		.109	.927
Gabriel ^{a,b}			
üniversite	60	2.3000	
belediye	40	2.8000	2.8000
özel sektör-ofis	37		2.8919
Sig.		.103	.972

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

12. Konut alanlarının tasarımında, ekolojik temelli malzemelerin kullanımı,(sürdürülebilirliği sağlayıp), kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b}			
üniversite	60	2.9000	
özel sektör-ofis	37	3.4324	3.4324
belediye	40		3.7250
Sig.		.108	.505
Scheffe ^{a,b}			
üniversite	60	2.9000	
özel sektör-ofis	37	3.4324	3.4324
belediye	40		3.7250
Sig.		.130	.537
Gabriel ^{a,b}			
üniversite	60	2.9000	
özel sektör-ofis	37	3.4324	3.4324
belediye	40		3.7250
Sig.		.126	.602

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

Figure A.1 (continued):ANOVA Frequencies of the Variables.

13. Konut alanlarının planlama ve tasarımında, yüksek yapılar ile oluşan baskın etki kentsel silüeti olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b} özel sektör-ofis	37	4.1622	
üniversite	60	4.4333	
belediye	40	4.4500	
Sig.		.238	
Scheffe ^{a,b} özel sektör-ofis	37	4.1622	
üniversite	60	4.4333	
belediye	40	4.4500	
Sig.		.270	
Gabriel ^{a,b} özel sektör-ofis	37	4.1622	
üniversite	60	4.4333	
belediye	40	4.4500	
Sig.		.285	

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

14. Konut alanlarının planlama ve tasarımında, yapı yükseklikleri arasındaki uyumsuzluk kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b} özel sektör-ofis	37	4.1892	
üniversite	60	4.3667	4.3667
belediye	40	4.6500	
Sig.		.617	.295
Scheffe ^{a,b} özel sektör-ofis	37	4.1892	
üniversite	60	4.3667	
belediye	40	4.6500	
Sig.		.055	
Gabriel ^{a,b} özel sektör-ofis	37	4.1892	
üniversite	60	4.3667	4.3667
belediye	40	4.6500	
Sig.		.723	.355

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

15. Konut alanlarının planlama ve tasarımında, farklı yapı gruplarının arasındaki form ilişkisi kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b} özel sektör-ofis	37	3.2703	
belediye	39	3.5641	3.5641
üniversite	60	3.8167	
Sig.		.223	.329
Scheffe ^{a,b} özel sektör-ofis	37	3.2703	
belediye	39	3.5641	3.5641
üniversite	60	3.8167	
Sig.		.255	.363
Gabriel ^{a,b} özel sektör-ofis	37	3.2703	
belediye	39	3.5641	3.5641
üniversite	60	3.8167	
Sig.		.267	.396

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.268.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

16. Konut alanların planlama ve tasarımında, tek tip toplu konutlar kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b} özel sektör-ofis	37	3.9459	
belediye	40	4.0250	
üniversite	60	4.3333	
Sig.		.153	
Scheffe ^{a,b} özel sektör-ofis	37	3.9459	
belediye	40	4.0250	
üniversite	60	4.3333	
Sig.		.180	
Gabriel ^{a,b} özel sektör-ofis	37	3.9459	
belediye	40	4.0250	
üniversite	60	4.3333	
Sig.		.180	

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

17. Konut alanların planlama ve tasarımında, yapılarıdaki çeşitlilik ve görsel zenginlik kentsel silüeti (düşey hat etkisi/yatay hat etkisi) olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b} belediye	40	2.7000	
özel sektör-ofis	37	3.1081	
üniversite	60	3.8833	
Sig.		.297	1.000
Scheffe ^{a,b} belediye	40	2.7000	
özel sektör-ofis	37	3.1081	
üniversite	60	3.8833	
Sig.		.330	1.000
Gabriel ^{a,b} belediye	40	2.7000	
özel sektör-ofis	37	3.1081	
üniversite	60	3.8833	
Sig.		.357	1.000

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

18. Konut alanlarının planlama ve tasarımında, ekolojik peyzaj planlaması/biyo-çeşitliliğin artırması kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b} belediye	40	3.8250	
üniversite	60	3.9833	
özel sektör-ofis	37	4.0811	
Sig.		.542	
Scheffe ^{a,b} belediye	40	3.8250	
üniversite	60	3.9833	
özel sektör-ofis	37	4.0811	
Sig.		.573	
Gabriel ^{a,b} belediye	40	3.8250	
üniversite	60	3.9833	
özel sektör-ofis	37	4.0811	
Sig.		.643	

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

Figure A.1 (continued): ANOVA Frequencies of the Variables.

19. Konut alanlarının planlamasında , parsel ve yapı ilişkisi kentsel estetiği doğrudan etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b} özel sektör-ofis	37	4.0541
üniversite	60	4.2167
belediye	40	4.2750
Sig.		.485
Scheffe ^{a,b} özel sektör-ofis	37	4.0541
üniversite	60	4.2167
belediye	40	4.2750
Sig.		.518
Gabriel ^{a,b} özel sektör-ofis	37	4.0541
üniversite	60	4.2167
belediye	40	4.2750
Sig.		.580

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

21. Konut alanlarının planlamasında, parselasyon alan kimliği (doğal çevre/topoğrafya, konum, bitki örtüsü vs.) ile uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b} belediye	40	4.1500
üniversite	60	4.2000
özel sektör-ofis	37	4.2162
Sig.		.935
Scheffe ^{a,b} belediye	40	4.1500
üniversite	60	4.2000
özel sektör-ofis	37	4.2162
Sig.		.941
Gabriel ^{a,b} belediye	40	4.1500
üniversite	60	4.2000
özel sektör-ofis	37	4.2162
Sig.		.979

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

23. Konut alanların planlamasında, yeşil alan ve bitkilendirme/rekreasyon kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b} belediye	40	3.8000
özel sektör-ofis	37	4.0270
üniversite	60	4.2000
Sig.		.227
Scheffe ^{a,b} belediye	40	3.8000
özel sektör-ofis	37	4.0270
üniversite	60	4.2000
Sig.		.258
Gabriel ^{a,b} belediye	40	3.8000
özel sektör-ofis	37	4.0270
üniversite	60	4.2000
Sig.		.271

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

20. Konut alanlarının planlamasında, ızgara planı kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05	
		1	2
Tukey HSD ^{a,b} özel sektör-ofis	37	2.5135	
belediye	39	2.8974	2.8974
üniversite	60		3.3167
Sig.		.281	.221
Scheffe ^{a,b} özel sektör-ofis	37	2.5135	
belediye	39	2.8974	2.8974
üniversite	60		3.3167
Sig.		.315	.252
Gabriel ^{a,b} özel sektör-ofis	37	2.5135	
belediye	39	2.8974	2.8974
üniversite	60		3.3167
Sig.		.338	.264

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.268.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

22. Konut alanlarının planlamasında, proje bazlı gelişme kentin imar planına uymadığı için kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b} özel sektör-ofis	37	3.8649
belediye	40	4.1750
üniversite	60	4.2500
Sig.		.190
Scheffe ^{a,b} özel sektör-ofis	37	3.8649
belediye	40	4.1750
üniversite	60	4.2500
Sig.		.219
Gabriel ^{a,b} özel sektör-ofis	37	3.8649
belediye	40	4.1750
üniversite	60	4.2500
Sig.		.225

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

24. Konut alanlarının planlamasında , ana yaya yoluna entegrasyon (devamlılık/süreklilik sağlanması) kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b} üniversite	60	3.4667
özel sektör-ofis	37	3.9189
belediye	40	3.9500
Sig.		.140
Scheffe ^{a,b} üniversite	60	3.4667
özel sektör-ofis	37	3.9189
belediye	40	3.9500
Sig.		.166
Gabriel ^{a,b} üniversite	60	3.4667
özel sektör-ofis	37	3.9189
belediye	40	3.9500
Sig.		.165

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

Figure A.1(continued): ANOVA Frequencies of the Variables.

25. Konut alanlarının planlamasında , yapı yüksekliği ve yol genişliği arasındaki orantısızlık kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b}		
üniversite	60	4.1333
özel sektör-ofis	37	4.3514
belediye	40	4.4500
Sig.		.257
Scheffe ^{a,b}		
üniversite	60	4.1333
özel sektör-ofis	37	4.3514
belediye	40	4.4500
Sig.		.290
Gabriel ^{a,b}		
üniversite	60	4.1333
özel sektör-ofis	37	4.3514
belediye	40	4.4500
Sig.		.308

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

26. Konut alanlarının planlamasında, kapalılık, izole tasarım kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b}		
özel sektör-ofis	37	3.9730
üniversite	60	4.0500
belediye	40	4.0500
Sig.		.931
Scheffe ^{a,b}		
özel sektör-ofis	37	3.9730
üniversite	60	4.0500
belediye	40	4.0500
Sig.		.937
Gabriel ^{a,b}		
özel sektör-ofis	37	3.9730
üniversite	60	4.0500
belediye	40	4.0500
Sig.		.978

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

27. Konut alanların planlamasında, yapılar arasındaki doluluk ve boşluk oranı kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b}		
belediye	40	3.2500
özel sektör-ofis	37	3.4054
üniversite	60	3.9167
Sig.		.053
Scheffe ^{a,b}		
belediye	40	3.2500
özel sektör-ofis	37	3.4054
üniversite	60	3.9167
Sig.		.068
Gabriel ^{a,b}		
belediye	40	3.2500
özel sektör-ofis	37	3.4054
üniversite	60	3.9167
Sig.		.060

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

28. Konut alanların planlamasında, doğal çevre ve ekosistem korunmaması kentsel estetiği olumsuz etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b}		
üniversite	60	4.2000
belediye	40	4.3750
özel sektör-ofis	37	4.5676
Sig.		.114
Scheffe ^{a,b}		
üniversite	60	4.2000
belediye	40	4.3750
özel sektör-ofis	37	4.5676
Sig.		.137
Gabriel ^{a,b}		
üniversite	60	4.2000
belediye	40	4.3750
özel sektör-ofis	37	4.5676
Sig.		.133

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

29. Konut alanların planlamasında, yapıların doğru yönelmesi (sürdürülebilirliği sağlayıp, kentsel estetiği olumlu etkilemektedir

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b}		
üniversite	60	3.3000
özel sektör-ofis	37	3.7297
belediye	40	3.7750
Sig.		.184
Scheffe ^{a,b}		
üniversite	60	3.3000
özel sektör-ofis	37	3.7297
belediye	40	3.7750
Sig.		.213
Gabriel ^{a,b}		
üniversite	60	3.3000
özel sektör-ofis	37	3.7297
belediye	40	3.7750
Sig.		.218

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

30. Kentsel estetik, kent kimliğini oluşturmaktadır

nerde çalışmaktasınız?	N	Subset for alpha = 0.05
		I
Tukey HSD ^{a,b}		
özel sektör-ofis	37	3.8649
belediye	40	3.9000
üniversite	60	4.3000
Sig.		.207
Scheffe ^{a,b}		
özel sektör-ofis	37	3.8649
belediye	40	3.9000
üniversite	60	4.3000
Sig.		.237
Gabriel ^{a,b}		
özel sektör-ofis	37	3.8649
belediye	40	3.9000
üniversite	60	4.3000
Sig.		.247

Means for groups in homogeneous subsets are displayed.

a. Uses Harmonic Mean Sample Size = 43.672.

b. The group sizes are unequal. The harmonic mean of the group sizes is used. Type I error levels are not guaranteed.

Figure A.1 (continued):ANOVA Frequencies of the Variables.

APPENDIX B:Survey Questions

I. Demographical Questions

1. Cinsiyetiniz nedir?

1) Kadın 2) Erkek

2. Yaşınız nedir?

1) 25-30 yaş 2)30-35 yaş 3)35-40 4)40-45 5)45 ve üzere

3. Mesleğiniz nedir?

1) Mimar 2) İçmimar 3)Peyzaj Mimar 4)Kentsel planlama uzmanı 5) Kentsel tasarım uzmanı

4. Nerde çalışmaktasınız?

1)Üniversite 2)Belediye 3) Serbest/ofis

Geliriniz?

1) 2500-3500Tl 2)3500-4500Tl 3)4500-5500Tl 4)5500-6500Tl 5) 6500ve/veya üzere

II. Main and Specific Questions about Urban Formal Aesthetic

1. Konut alanlarının tasarımında, boyut ve süreklilik gibi ortak karakteristik özellikler kentsel estetiği olumlu etkilemektedir.

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

2. Konut alanlarının tasarımında, yapılar arasındaki düzen ve hiyerarşi kentsel estetiği olumlu etkilemektedir.

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

3. Konut alanlarının tasarımında, yapıların orantı, ritim ve bütünlük kentsel estetiğini olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

4. Konut alanlarının tasarımında, yapıların ölçek ve hacmi kentsel estetiği olumlu etkilemektedir.

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

5. Konut alanların tasarımında, yapılardaki mimari motif tekrarı kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

6. Konut alanlarının tasarımında, yapıların cephe tasarımındaki doluluk-boşluk oranı kentsel estetiği olumu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

7. Konut alanlarının tasarımında, yapıların cephe-kütle uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

8. Konut alanlarının tasarımında, yapıların form uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

9. Konut alanların tasarımında, yapılar arasındaki renk harmonisi kentsel estetiği olumu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

10. Konut alanlarının tasarımında, yapılar arasındaki doku ve örüntü/malzeme uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

11. Konut alanlarının tasarımında, yapıların iç mekan kurgusu kentsel estetiği etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

12. Konut alanlarının tasarımında, ekolojik temelli malzemelerin kullanımı,(sürdürülebilirliği sağlayıp), kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

13.Konut alanlarının planlama ve tasarımında, yüksek yapılar ile oluşan baskın etki kentsel silüeti olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

14. Konut alanlarının planlama ve tasarımında, yapı yükseklikleri arasındaki uyumsuzluk kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

15 . Konut alanlarının planlama ve tasarımında, farklı yapı gruplarının arasındaki form ilişkisi kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

16. Konut alanların planlama ve tasarımında, tek tip toplu konutlar kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

17. Konut alanların planlama ve tasarımında, yapılardaki çeşitlilik ve görsel zenginlik kentsel silüeti (düşey hat etkisi/yatay hat etkisi) olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

18. Konut alanlarının planlama ve tasarımında, ekolojik peyzaj planlaması/biyo-çeşitliliğin artması kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

19. Konut alanlarının planlamasında , parsel ve yapı ilişkisi kentsel estetiği doğrudan etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

20. Konut alanlarının planlamasında, ızgara planı kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

21. Konut alanlarının planlamasında, parselasyonun alan kimliği (doğal çevre/topoğrafya, konum, bitki örtüsü vs.) ile uyumsuzluğu kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

22. Konut alanlarının planlamasında, proje bazlı gelişme kentin imar planına uymadığı için kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

23. Konut alanların planlamasında, yeşil alan ve bitkilendirme/rekreasyon kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

24. Konut alanlarının planlamasında , ana yaya yoluna entegrasyon (devamlılık/süreklilik sağlanması) kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

25. Konut alanlarının planlamasında , yapı yüksekliği ve yol genişliği arasındaki orantısızlık kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

26. Konut alanlarının planlamasında, kapalılık, izole tasarım kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

27. Konut alanların planlamasında, yapılar arasındaki doluluk ve boşluk oranı kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

28. Konut alanların planlamasında, doğal çevre ve ekosistem korunmaması kentsel estetiği olumsuz etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

29. Konut alanların planlamasında, yapıların doğru yönlendirilmesi (sürdürülebilirliği sağlayıp), kentsel estetiği olumlu etkilemektedir

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

30. Kentsel estetik, kent kimliğini oluşturmaktadır

1.Hiç katılmıyorum 2.Katılmıyorum 3.Kararsızım 4.Katılıyorum 5.Kesinlikle katılıyorum

CURRICULUM VITAE



Name Surname :Azadeh Rezafar

Place and Date of Birth : 03.03.1982- Orumieh (Iran)

E-Mail : Azadeh_rezafar@yahoo.com

EDUCATION :

- **B.Sc.** :2005, University of Tebriz (Iran), Faculty of Architecture, Department of Architecture
- **M.Sc.** :2012, University of Gazi (Ankara), Faculty of Architecture, Department of Urban and Regional Planning

PROFESSIONAL EXPERIENCE AND REWARDS:

- 2014-...Instructor at Istanbul Arel University

PUBLICATIONS, PRESENTATIONS AND PATENTS ON THE THESIS:

- **Rezafar A.**, and Turk, S. S., 2016: The History of Aesthetic Control and Management in The Planning System, The Case of Turkey. 17th IPHS International Conference, 17-21 July Delft, Netherland.
- **Rezafar A.**, and Turk, S. S.,2018: Aesthetic Control Management in Urban Planning Practice, The case of Turkey, Istanbul. 12. International Conference on Design Principles and Practice, 5-7 March 2018, Barcelona, Spain.
- **Rezafar A.**, and Turk, S. S.,2018:Kentsel Estetiği Etkileyen Faktörlerin Belirlenmesi ve Farklı Aktörler Tarafından Değerlendirilmesi, 2. Kentsel Morfoloji Sempozyumu, 31 Ekim-2 Kasım 2018, Istanbul, Turkey.

- **Rezafar A.,** and Turk, S. S.,2018: Urban Design Factors Involved in The Aesthetic Assessment of Newly Built Environments and Their Incorporation into Legislation: The Case of Istanbul, *Urbani-izziv*, 29(2), 83-95.
- **Rezafar A.,** and Turk, S. S.,2018:Oblikovalski dejavniki v estetski presoji novozgrajenih okolij in njihova vključenost v zakonodajo: primer Istanbula, *Urbani Izziv*, 29 (2), 22-33.
- **Rezafar A.,** and Turk, S. S.,2019:The Entrance of Urban Design Parameters Affecting Urban Aesthetics into the Legal Framework: Istanbul Case, AESOP, 9-13 July, Venice, Italy (It will be presented).
- **Rezafar A.,** and Turk, S. S.,2019: Gayrimenkul Değerlendirmede Estetiğin Yeri,Gayrimenkul Araştırmaları Ulusal Konferansı, 04-05 Ekim, Istanbul, Turkey (It will be presented).

