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## Preservation And Revitalisation Of Historical Settlements: The Case Of Bursa-Cumalikizik

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**40<sup>TH</sup> CONGRESS OF THE EUROPEAN REGIONAL SCIENCE  
ASSOCIATION, BARCELONA**

**PRESERVATION AND REVITALISATION OF THE HISTORICAL  
SETTLEMENTS:THE CASE OF BURSA-CUMALIKIZIK**

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**Abstract**

In parallel to globalization, the continuity and locality gain momentum, thus among the studies to the end of preserving the physical and social pattern of historical and cultural settlements, the revitalization and gentrification gained importance.

This article searches about the preservation and revitalisation of Bursa-Cumalikizik settlement, which has a great importance not only at local or national level, but at an international level as a "world heritage" with its historical, cultural and architectural values that has an effect at regional scale as a result of having a past of 700 years and being the first town which Ottoman Empire had been settled.

It has been decided to consider Cumalikizik settlement which has been determined as an urban and natural conservation site area, as a sample project area at national level due to its location and general characteristics, by local government and civil organisations.

In this context, after the evaluation of the policies and way of the process of the project (preservation and revitalisation of Bursa-Cumalikizik), the problems that occur during the process will determine and put forward for increasing the possibility of applicability of the project and completing it in a successful way, at the light of the suggestions that will be developed during the symposium.

## **Introduction**

In parallel to globalisation, the continuity and locality gain momentum, thus among the studies to the end of preserving the physical and social pattern of historical and cultural settlements, the revitalization and gentrification gained importance.

At the success of such practices community participation, providing a level of conscious about conserving the cultural and physical heritage, economical support, cooperation and organisation of local and central government are all play an important role and lack of any of them causes problems at the process.

In such practices, considering the planning process in a hierarchical relation system which will provide sustainability and wholeness of theory and practice, it will be possible to get better results.

## **Conservation and Revitalisation within the Concept of Sustainability**

In accordance with the changes occurred in the world capitalist system since 1980's, the effect of the international dynamics in the urban relations system has increased and the integration of well developed economies on global scale has been observed.

The relations and the organizations which built up in form of nets related to the computing and electronic communication technology and the globalization, wear out the concept of boundaries and the space formed by units belonging to different systems (networks) exceeds the physical limits; in other words, the concept of boundaries loses its current meaning.

The changing dimensions of the networks (systems) through the increase and decrease of different units and the differentiations in relations, mean a transition to a continuous dynamic relation system from static and defined structures.(1)

Depending on this new frame, while the urban settlements are defined as the intersection points of local and global relation nets (1), the characteristic of the globalization procedure to integrate global and local relations is also effected the theoretical concept and the frame of the urban planning.

While the opinion which considers the economical and spatial integration as a whole and believes that the competition dominancy would occur only with strong local procedures, harmonizes the concepts of localization and globalization, the planning approaches in this context activate the local possibilities which would provide urban economical improvements, it accomodates an approach that improves the quality of life.(2)

Within this frame, social values and culture is taken into consideration together with the economical structure and besides, beneath the facilities it provides, the life style based on technology, which has negative effects on the ecological, physical and cultural texture of the spatial systems, calls for concepts such as sustainability, continuity and habitats.

Within the content of sustainability, which accepts the necessity of the development of the settlement system in a way to meet the requirements of the coming generations, it is essential to preserve the natural resources, ecological balances and supply of quality in urban life for each individual.

It is known that the developments and the changes experienced are reducing individual relationships and that the standardised physical space organisation without any identity, creates an enstrangement effect on the individuals towards the environment they live in. Being parallel to globalization, one of the compenents of the concepts such as localization and sustainability, is the preservation of natural and historical resources.

The ability to live in this settlement depends on the fact that the possibilities to conceive the settlement (the physical space) one is living in wit a historical depth, a cultural variety and sensibility towards natural richnnesses are not destroyed and the possession of the settlement of a directing network , an order of references which leaves traces in the memory and the opennes of it to variaties, differences and innovation within this order; in short to the settlement's readability.

Within the context of the sustainable development of urban settlements, among the studies with regard to the conservation of the physical and social textures contributing to the exclusiveness, historical depth, readability and the consequent economical

viability of especially those areas with historical and cultural qualities, the applications for conserving and revitalizing such areas are of great importance. (3)

Particularly traditional settlements are of great importance because of reflecting the life styles of their era in spite of the monotonous view of (likely areas of general urban pattern) city's general structure and because of having symbolic characteristics of the city so that they provide the region to be known by the others and present the wealth of beautiful views. In the process in which we try to adapt ourselves to rapidly changing conditions, individuals may have stress and discontent in various forms. However, an emotional wholeness between human and his environment can be observed together with the feeling of security. The fact that the artificial and natural environment, consisting of urban elements such as street, neighbourhood and square can be easily known by the permanent or temporary residents creates the feeling of security and identification with the city. (4)

Therefore, appraisal of data belonging to the historical past according to the needs and possibilities of the present day shall both, assist the mankind for a better adaptation to development and changes coming with it, and shall provide continuity of the historical culture. It also must not be forgotten that, an individual living in an environment which transfer the signs of historical past will easily get the continuity of culture and have the conclusiveness in making choice. By the expression of local identity and supporting the urban area with such values, it would be possible to provide the continuing existence of an urban settlement in a global scale.

However, during the revitalization of historical textures within this context, especially in cases of inability to balance the economical growth throughout the country, problems such as the provision of resources to support the subject, usage and organization there of as well as the problems with regard to the lack of level of consciousness and insufficient organization between the local-central administration policies may slow down the development of the process.

**Historical Development and Geographical Position of Bursa-**  
Cumal• k• z• kCumal• k• z• k is a village of Bursa in Marmara Region, in the North-west of Anatolia (Figure 1).Because of its nearness, Bursa has an important effect on

the historical development of Cumal• k• z• k, which is an important residence in the national and international platform because of its historical, cultural, archeological and natural properties.

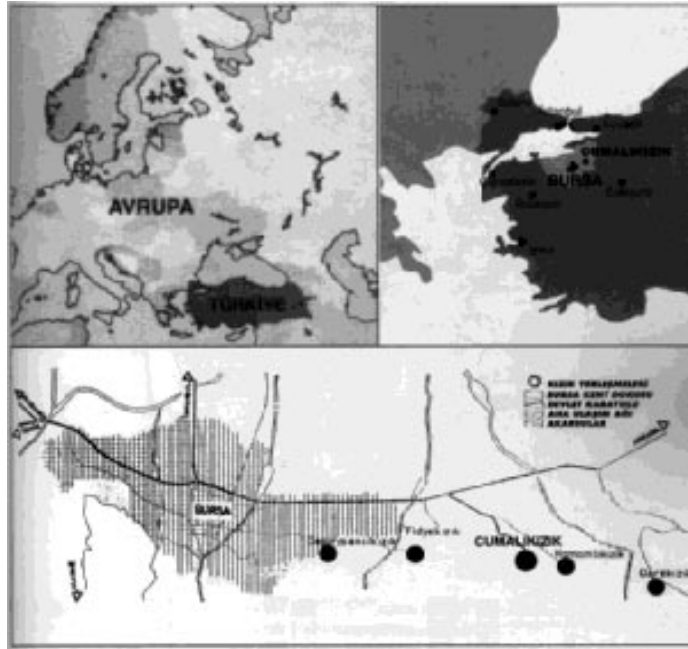


Figure 1: The location of Bursa and Cumal• k• z• k

Since the antiquity, Bursa has been one of the most important residences of the region, however has gained actual importance after the foundation of the Ottoman Empire as being the first capital.

Persians, Bthynia Kingdom, Empire of Roman and Byzantine has existed in its written history starting from mid B.C. 2000 by the tribes settling in that region. After had been governed by the Byzantine Empire until 1326, it had been governed by the Ottoman Empire.(5)

In the Roman term, structures of big mass, hamams, a gymnasium and forums were built, education and culture refreshed in Bursa (ancient name is Prusa) and it continued to develop in the Byzantian term.

In the Ottoman term, starting from the end of the 14<sup>th</sup> century centers of economy had began to appear in the surroundings of Bursa and the instate and interstate centers of trade of the peninsula had began to form in the clusters in Bursa and its surroundings.

In the first 200 years of the Empire, it had developed in a short time compared to the other cities, many new architectural structures had been built in and it had been the center of the world of science with its famous medresses.

In the term of Republic, Bursa had continued to develop as the center of culture, industry and agriculture. Now, as a consequence of its economical structure and rapid industrialization, its historical, cultural and natural works of art are in the danger of vanish and until the extensive protective precautions starting in the 70s-80s, its historical and cultural inheritance had been damaged.

Cumal• k• z• k which is one of the seven 'K• z• k' villages founded before the conquest of Bursa to provide logistic support and is 11 km far from Bursa, has been preserved traditional lifestyle of village which is an important model of rural architecture of the Ottoman term. Cumal• k• z• k is an important residence in both national and international platforms with its historical, cultural, archeological and natural properties.

### **Population and Features of the Socio-economical Structure**

The population of the settlement has been decreased since 1955, related to the development of industry and the change of socio-economic structure. The village's population has been decrease from 1000 people to 600 since 1955.

Drifting of the work power to the city, lessening population and the families' conversion of their closed economy to the city economy have cost some changes in the physical texture of the local residence organization.(5)

The structural and demographical density of the surrounding areas of Cumal• k• z• k and Bursa, connected with the development process of the country and Bursa, has been threatening the settlement seriously, which has an importance because of its historical and cultural properties.

At present, in the residence that has a population with high mean of age, traditional lifestyle and neighbourhood relations still exist. However, the protection and upkeeping

of the structures having historical and cultural importance has started to grow difficult because of the migration into the city and economical deficit .

### **Spatial Pattern and Planning Process of Bursa-Cumalıkzık**

270 units are present in the village that has an average residence area of 15 ha. The public square on which the mosque and the coffee-houses are present is the gathering center of Cumalıkzık having seven regions. Houses are built around this square in a neighboring manner. (6) In Cumalıkzık, the physical characteristics of the settlement has been affected by the climate and topography and the streets are also in accordance with topography, they are grassed narrow and twisted and there are small squares on the intersection points (Figure 2).

Cumalıkzık was determined to be urban and natural site area in 1981 because of its natural, historical and cultural importance. In 1993, the Conservation plan prepared by Planning and Restoration Group of Yıldız University, became valid (7)(Figure 2).

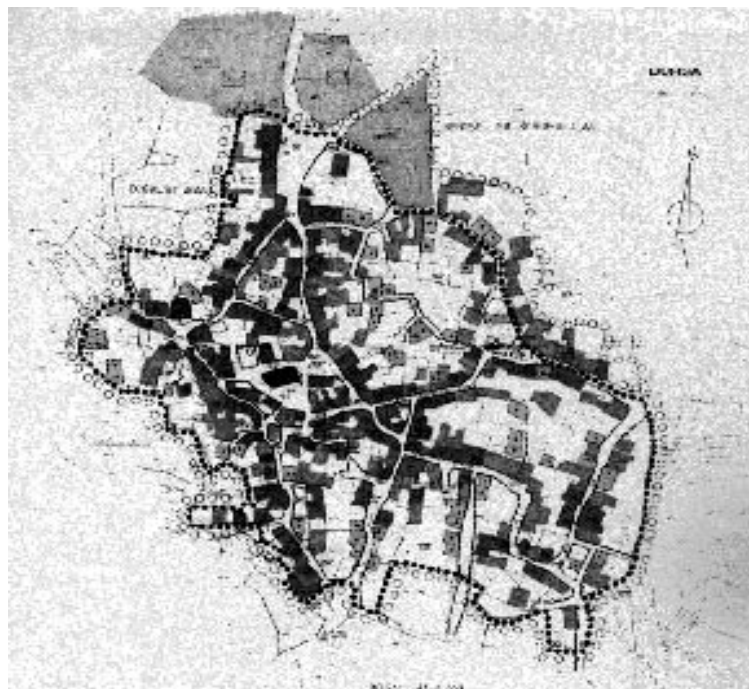


Figure 2: The conservation plan of Cumalıkzık

However, because of the fact that the conservation plan was only aimed at physical arrangement and organization of the environment and the deficiency of the guiding principles connected with the conservation of social pattern undergoing changes, a revision about the current conservation plan has been needed.



Conservation and revitalisation works started at the end of 1997 by the Municipality of Bursa and Unesco Youth Association of Bursa to preserve the physical and traditional properties of Cumalıkızık.(8)

In the above-mentioned work aiming at survival of Cumalıkızık in terms of physical, economical, social and cultural properties by adapting the conservation plan, approved in 1993, to the current conditions more extensively and by making it valid, the global action program approved in the summit meeting of the century in Rio in 1992, the 'Local Agenda 21' model aiming at development programs of all the cities in the world to be prepared and practiced by the participation of the public were approved by the local administration.(8)

In the other practices of this subject up till today, the participation of Civilian Public Organizations was only in terms of pronouncement. In this work, the fact that active participation was aimed at for the first time is an important property of the work. In this concept, besides central and local administration, universities, public of the region, civilian public organizations and the other voluntary institutions and organizations were aimed to be gathered for the 'Sustainable Cumalıkızık Project'.

Connected with the project, in the beginning of 1998, under the management of the mayor of the Municipality of Bursa, an enforcement committee, in which subject-related lecturers and architects were appointed as consultants, was formed. Executive committee is a substructure of Project General Committee that is formed by participation of all shareholders, convening periodically to evaluate developments, arrange the share of work, follow up and develop strategy. (8)

Educational sessions have been set up in order to enable true participation of the public, making people come to sense of awareness of social structural values. Various courses, conferences and meetings are being set up under scope of the general program. In addition to annual festival making introduction in the international sense, there are varying publications made regarding the project and the residence.

In order to make understanding of multi-partner planning term easy, case is considered in three different aspects, namely sociocultural, physical and economic sense.

The work done in regard to the economic aspect of the project aims at providing economic development of Cumalıkızık by using local opportunities (natural, historical, cultural) to provide stable improvement to its economical structure and arrangement of resources in the smart sense.

Sociocultural developments on the other hand, aims at giving assorted social activities and a continued educational medium, conserving the cultural structure and convey to the future. (7)

On the physical sense, concern is given to preserving of the natural environment and maintaining improvement in the broad sense as well as finding solution to environmental problems. (7)

In order to make the advancements run within intended scope, it has become necessary to implement activities by according to the analysis work that is done, giving emphasis to the intended plan and respective substructure. Further work has been made in order to determine the activity plan to be executed according to type of the share of work by using which resources.

Local administration under the same parallel setting is worked on by providing means through procurement of 4 structures, have them restored in order to provide economical income to Cumalıkızık.

### **Problems Appearing Connected with the Process**

‘Survivable Cumalıkızık Project’ is important because it has solved the problems of gathering civilian public organizations and the other institutions and associations and forming the efficient consciousness which hindered the currency of process in these types of organizations in Turkey.

The most important problem connected with the project area is the fact that the density belonging to the empty areas related to the anomic factors resulting from the development process of the country threatened the residence of Cumalıkızık. Necessities resulting from the demographical change and anomic restriction in Bursa-Cumalıkızık and its surroundings and the desired residence in the region affected

the social and residential continuity negatively. The absence of the conservation plan belonging to the residence which is one of the most important necessities to remove this negative effect appeared to be another problem.

Although 'Survivable Cumalıkızık Project' is poly-membered and in a planning hierarchy, the distribution and usage of substantial sources created problems for the application related with the fact that the cooperation of the local and central administration and the participation was performed insufficiently. The problems met during the process of putting the decisions into practice appeared related to the above-mentioned problem.

Now, the studies for the conservation of the settlement are done by executing the interference decisions in terms of the structure, but not in accordance with a plan that accepts the area as a whole and directs its development.

Although these kinds of approaches create bearing power in the formation of haste and consciousness, they have a criterion which cause the plan and its application opportunities not to be controlled thoroughly.

### **Solutions and Suggestions**

Removing the organizational problems between the local and central administration would be an important step to perform the conservation-revitalisation application started in Bursa-Cumalıkızık. A new organization in the subject-related laws and regulations would set a course. A new model has been tried to developed consisting the hierarchy and relation between local and central government and the other participants at the planning process of Cumalıkızık Project for better solution of the problems.

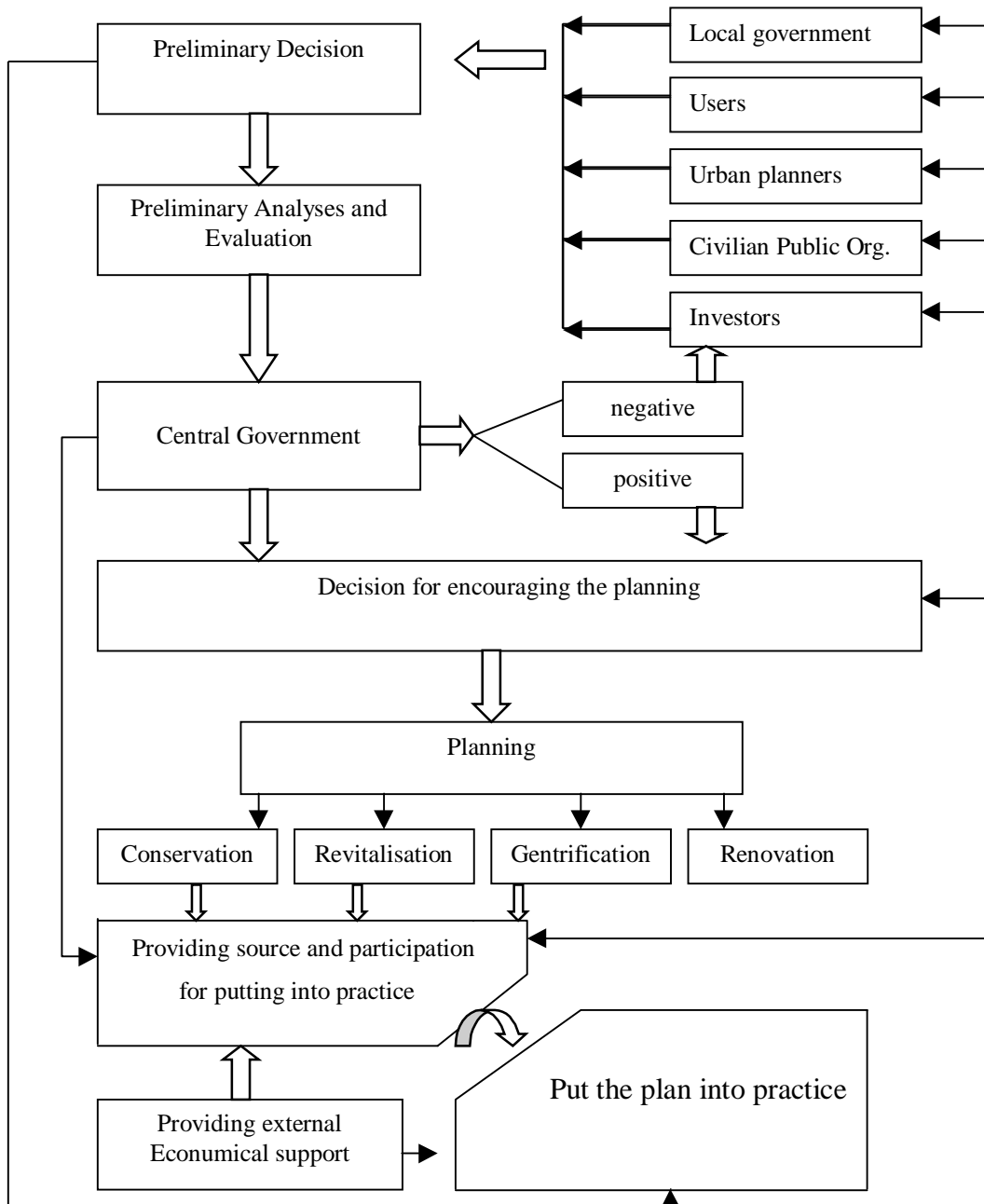


Figure 3: A model for planning process of Bursa-Cumalik

Another important fact is that each individual, manager, investor or user, appointed in the organization should work with efficient consciousness and responsibility. Besides the restoration of the buildings aimed at encouraging the investors by the local administration, other opportunities that makes the subject attractive to the entrepreneurs are also needed.

To provide the integration of this residence having a quality of cultural inheritance of the world with the future, a conservation conscious at international level and the

balance of planning, using, making benefit from and keeping alive in the global platform is important. It would be easier to achieve the determined aims with an economical and organizational support of that mass.

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