Inquiry for Sustaining Socio-Cultural Quality in Existing Housing Environment: The Case of Kumsal District, Nicosia, North Cyprus

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ABSTRACT

Residential areas change through the time due to various transformations (uses, users, built environment). If all the required aspects regard to preserve environmental, economic and social quality are not considered, the residential districts will face crucial problems in context of environmental, economic and social concerns, which all are in a strong relation with each other and any disturbance cause decline in existing residential areas.

What is significant through transformations is interaction of existing setting and new developments in residential areas that create a vulnerability state. If through this transition the area could not achieve sustainability, it will lose its quality. Therefore, the health and livability of a residential area are depended to the proper legislative, administrative and planning aspects also are depended on the policies for sustaining quality of area through impacts of transformations. However this research consider the socio-cultural impacts of transformations.

Kumsal is one of the important districts in Nicosia including neighborhoods with certain physical and socio-cultural quality with its long-term inhabited residential structure. It is a residential area with middle and high-income residents, which at the present time is under influences of changing dynamics of the area.

This research is seeking for factors and problems, which cause the area loses the socio-cultural quality through interaction of existing setting, new uses or

transformations, and offer some suggestions to keep the locals and area characteristics or make it more livable.

This research at first give a theoretical review from the quality of residential areas, socio cultural quality and impacts of transformations on the socio-cultural quality; then it focuses on Kumsal residential area to define directions of developments and interventions for detecting dynamics of transformation; afterwards it suggests some policies for sustaining socio-cultural quality of neighborhood.

Keywords: Residential Area, Sustaining Quality of Area, Socio-cultural Quality, Area Transformations, Residential Developments, Neighborhood Characteristics

ÖZ

Yerleşim alanları zamana bağlı olarak çeştli dönüşümlerden dolayı değişimektedir. (kullanım, kullanıcılar, yapı ortamları). Çevresel, ekonomik ve sosyal kalite faktörlerinin korunması ile ilgili tüm faktörler dikkate alınmadığı takdirde yerleşim alanları, çevresel, ekonomik ve sosyal açılardan çok önemli problemler ile karşılaşacak olup bunların her biri diğerlerine güçlü bağlar ile bağlı olmakta ve meydana gelen herhangi bir karışıklık mevcut yerleşim alanlarının azalmasına neden olmaktdır.

Dönüşümler sırasında dikkate alınması gereken çok önemli bir konu ise bir güvenlik sorununu beraberinde getiren mevcut düzen ile yeni gelişimler arasındaki etkileşimlerden ibarettir. Bu geçiş sürecinde yerleşim alanları sürdürülebilirliklerini elde edemedikleri takdirde kalitelerini de kaybedeceklerdir. Dolaysıyla bir yerleşim alanının sağlığı ve yaşanabilirliği, geçiş sürecindeki uygun yasal, idari ve planlama faktörlerine ve ayrıca alanın kalitesinin sürdürülebilmesi amacıyla dikkate alınan politikalara bağlı olmaktadır.

Kumsal, belirli fiziksel ve sosyo-kültürel kaliteye sahip semtleri ve uzun vadeli yerleşim geçmişi ile Lefkoşa'da çok önemli bir yerleşim yeri konumunda bulunmaktadır. Bu alan orta ve yüksek gelir grubuna sahip olan sakinleri ile hali hazırda alanın değişen dinamiklerinin etkisi altında bulunmaktadır.

Bu araştırmada mevcut düzen ile yeni kullanım ve dönüşümler arasındaki etkileşim süreçlerinde yerleşim yerinin sosyo-kültürel kalitesinin düşmesine neden olan faktör ve problemler gözetilmekte ve yerliler ve alanın karakteristiklerinin korunması veya daha yaşanabilir hale getirilmesi için bazı öneriler sunulmaktadır.

Bu araştırma ilk olarak yerleşim alanlarının kalitesi, sosyo-kültürel kalite ve dönüşüm süreçlerinin sosyo-kültürel kalite üzerindeki etkileri ile ilgili bir izlenim sunulmakta ve daha sonra ise değişim dinamiklerinin belirlenmesi için gelişim yönleri tanımlanmak üzere Kumsal yerleşim alanına odaklanmakta olup bir sonraki aşamada ise semtin sosyo-kültürel kalitesinin sürdürülmesi için bazı yöntemler ve politikaları önerilmektedir.

Anbahtar Kelimeler : Yerleşim Alanı, Alan Kalitesinin Sürdürülmesi, Sosyo-Kültürel Kalite, Alan Döüşümleri, Yerleşim Gelişimleri, Semt Karakteristikleri

To My Dear Parents, My Brother, and My Love

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INTRODUCTION

1.1 Background of study

Since urbanization movements, developing qualified residential areas and improving quality of existing residential areas, are significant part of residential planning.

One of the challenges of housing researches had been identifying the outdoor quality of residential areas and introducing an evaluative structure for that. Several researches have investigated the residential quality on environmental, social and economic contexts. There are different patterns for evaluating quality of residential areas. There are two perspectives for defining the evaluating structure for quality: 1) Professional views and 2) residents' perceptions.

Tu and Lin (2008) have identified the factors for evaluating residential socio-spatial quality by open-ended interviews with residents, then they have derived those factors through residents' views and finally they have assessed residents' satisfaction of those factors to determine the quality of the residential case of research.

Shieh, Sharifi & Rafieian, (2011) have used residential perceptions as well to identify the residential quality. They have compared two residential areas with different attributes; these two residential areas are located in same city. They have extracted list of variables from existing literatures about residential socio-spatial

quality. Finally, the quality level of the residential areas are defined according to residents' satisfaction.

There are various district and states' plans as Manukau Operative District Plan (2002), Western Bay of Plenty District Plan (2010) that contains policies and legislations for achieving quality in the residential development. There are also policies for non-residential uses in residential areas, such as Victoria's Planning and Community Development (2006), and Nixon and Joll's research (2006). The non-residential activities in residential areas are introduced through legislations. Most of the researches have selected problematic residential areas especially old quarters or low income localities. They have assessed environmental, social and economic characteristics to improve the quality or they have defined policies for developing sustainable new residential areas. This research is going to consider the qualified areas which are losing their quality according to emergence of transformations.

Transformations occur in all urban zones according to different dynamics of changes. They are carrying out for various purposes. In residential areas, transformations occur by means of new developments and new uses such as malls, hotels, offices etc. These transformations have positive and negative effects on their surroundings and environment. The features and quality of the areas change according to new developments, activities and functions; whereas they may suffer from new changes and lose their quality.

Loosing quality, decline and replacement of residents are some negative impacts of transformations.

If negative impacts of transformations are not co po The consequences of sustainability acts in a hierarchy manner, it effects on its neighborhoods, expand to the other part to make the city completely deserved. So sustainability starts from small scales.

1.2 Problem Definition

Through developing cities and areas, preserving quality of residential areas through transformations and interventions are more noticeable.

Quality of urban districts and areas are involved in impacts of transformations which occurs within those areas. Some improves through planned processes, but some are exposed to crucial problems. There are various factors which lead an area to serious problems and these problems appear to be outstanding when they occur in an area which is in a direct relation to human spirit and safety. Residential area is one of the most impressive ones, which can be influenced from its surrounding. So in some cases residential areas face with unpleasant situations by new changes and implementing new projects and functions. The residential area is affected by problems; the quality decrease, it declines and also effects on its surrounding neighborhood.

The consequences of transformations occurring in an area are perceived by the occupants and may change the physical and socio-cultural fabric and way of life of occupants. Especially according to existing residential areas with acceptable socio-cultural and physical quality which residents have habituated to that, controlling negative socio-cultural impacts of transformations are significant challenge.

1.3 Research objectives

According to mentioned problems in previous section, this study tries to understand the possible policies and interventions to retain the socio-cultural qualities in an existing residential environment. Therefor the research question is:

-How socio-cultural quality can be sustained through transformations?

For this aim, the research is going to identify residential qualities and due to that, socio-cultural quality at first. Then it introduces quality indicators; afterwards it defines the role of new transformations according to its impacts on residential quality and investigates socio-cultural problems due to negative impacts by means of transformations, which lead a residential area to decline. Finally, it identifies policies which can be considered to integrate existing area with new functions for sustaining socio cultural qualities

1.4 Research Methodology and Limitations

The main objective of this research is to investigate about policies for sustaining socio-cultural quality of existing housing environment according to new transformations. For this aim, it was essential at first step to identify the quality of residential areas and to investigate about patterns of evaluating quality. Then it was necessary to identify what the transformations are; and how those transformations impacts on quality of residential areas. Therefor the research is based on two parts:

1. Collection of relevant literature and publications
2. Field work for exploring the problem

In the first part, data from related literature are collected as the primary source for exploring the field study which organizes the second part of this thesis.

For evaluating quality, quality indicators are identified, collected from various researches and they are categorized under more general indicators by considering environmental, social and economic contexts. The focus of this research is socio-cultural quality but as long as influences of other contexts on socio-cultural quality, impacts of environmental and economic quality is considered as well.

As the results of exploring negative environmental, social and economic impacts of transformations in field study and by considering data that are collected in the first part of this thesis, the research clarifies the socio-cultural consequences of incompatible transformations on the indicators of each context; and finally it suggests some policies for sustaining socio-cultural quality.

For exploring the problem, Kumsal is selected as the field study. It is a qualitative and quantitative research. It is selected because of existing dynamics of transformations which are considerable in this area especially according to the qualified Ahmed Bahaeddin's row houses and surrounding residential area with proper socio-spatial quality. The quality of the area is changing under impacts of those dynamics in recent years.

Chapter 2

RESIDENTIAL AREAS

This chapter at first, investigates about different reviews on residential definition within related researches for finding residential characteristics, then explores about components of residential areas. Afterwards, it searches about quality according to environmental, social and economic components or contexts. However, this research focuses on socio-cultural context, identifies quality indicators regarding to socio-cultural impacts and finally recognizes the vulnerability of residential area according to transformations. Following vulnerability, the necessity of sustaining the socio-cultural quality is more perceived and policies will be easily recognized.

Variable layers are arranged in different periods and are involved with each other to compose a residential quarter through the time. Every layer has its specific environmental, social and economic contexts.

There are various definitions of housing environment. Housing is defined as “the process of providing a large number of residential buildings on a permanent basis with adequate physical infrastructure and social amenities, (services) in planned, decent, safe, and sanitary neighborhoods to meet the basic and special needs of the population” (Kuroshi & Bala, 2005). This definition is addressing needs of residents as the target of providing quality by means of planning, decentness, safety and

sanitary with environmental (buildings and physical infrastructure) and social contexts as the basis components of residential area.

In addition, residential area is the largest part of urban land-uses. The characteristics of residential areas are not similar. They are built in variety of landscapes and environments. The characters of residential areas reveal the natural features such as native plants, climate etc, built environment such as buildings, social resources such as resident's interactions and finally economic features (Gbakeji & Rilwani , 2009). therefore social resources, natural, built environment and economic contexts define the characteristics of an area.

Every residential area has exclusive or common characteristics, which are shaped on social, psychological and economic contexts. In other words, housing acts beyond of its sheltering role (Jiboye, 2010) as Hashira and Kita (2006) noted, "the residential environment is composed of physical elements, social elements, resident's lifestyles and residents' experiences. The characteristics of the residential environment are reflected by the relational structure among these elements, which should be defined as "Social, Cultural, and Physical Transactions" (p198).

2.1 Residential Layers and Socio-Spatial Quality

This section at first step defines the layers of a residential environment then defines quality of the residential areas. Afterwards it identifies the factors which may affect the characteristics of an area which describe the level of quality.

According to mentioned statements about housing, it goes beyond of its mere protecting definition it is characterized as a social structure, which is related to

different domains of environmental, cultural and economic contexts. All these contexts are involved with each other and finally through a certain time (existing setting and after transformations) propounded as a layer of neighborhood area. The next sections focus more on the variables of the contexts of residential area.

The layers of residential area can be divided to

1) The existing housing environment and primary occupants
2) Transformed housing environment with new residents

Approaches in residential studies are multi-dimensional because its nature is complicated and many factors form the patterns of residential settlements as area contexts (Jiboye, 2010).

As mentioned in introduction of this section, environmental, socio-cultural and economic contexts form residential layers through the time. The primitive layer form layer1 of a residential area with its specific contexts and layer2 is formed after transformations with its specific contexts of that time (Hasse & Lathrop , 2003).

All contexts of residential area create the physical forms and living experience of residential areas (N.Ahmad, Z.Ahmad & Abdullah, 2009). Environmental, socio-cultural and economic contexts form the characteristics of each layer and indicate the quality of that period which specific layer is formed on it.

Contexts of residential area form the residential characteristics. These characteristics can be considered as indicators of residential area quality and housing performances.

Change on social, environmental and economic criteria affects the characteristics and due to that the quality of area (Jiboye, 2010). so the quality and characteristics issues are tied to each other. Koramaz & Turkoglu (2010) also mention that the level of residential quality depends on characteristics, which are shaped on environmental, social and economic contexts and impacts of characteristics have influences on the quality (Fig.1).

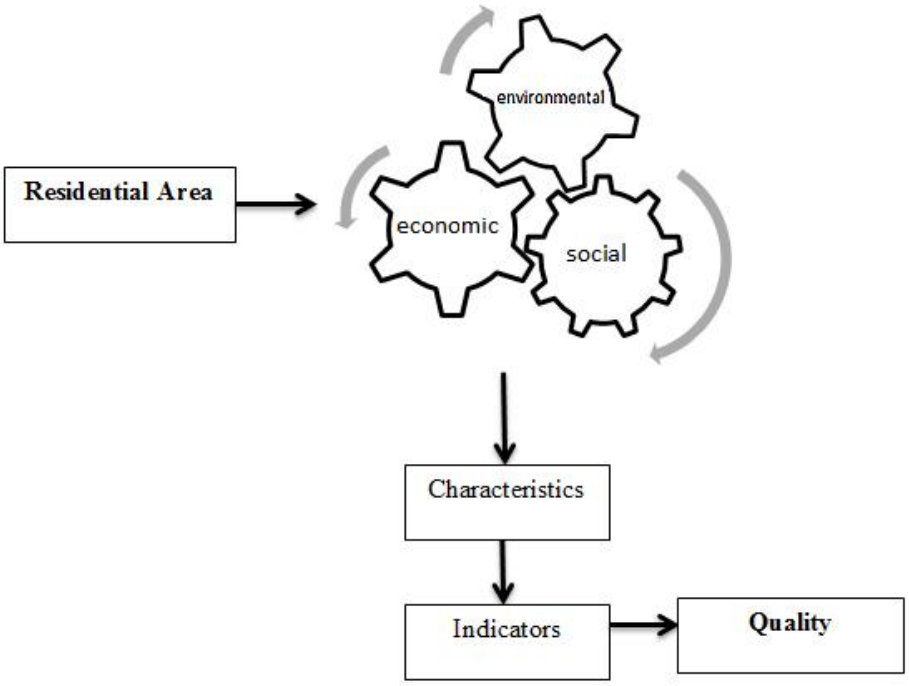

Figure1: The process of forming residential quality, By Author

Residential areas are involved in the residential qualities which encompass various residential and non-residential activities (Nixon & Joll, 2006).

As it was clarified residential characteristics are formed on environmental, social and economic contexts, therefore quality is also evaluated on mentioned contexts. To evaluate level of quality in each layer, it is more appropriate first to identify the

indicators of quality through social, environmental and economic contexts. While the focus of this research is on socio-cultural quality, it also investigates about the parts of environmental and economic factors that also influence on socio-cultural quality.

As Juran (1998) mentions, quality can be defined by following descriptions:

-An amount of fineness: the amount of fineness is evaluated by user satisfaction and professional viewpoints.

-Adaptation to demands

-Immunity from weaknesses: according to residential quality and research focus weaknesses refer to negative points of new transformations in residential environment.

-Capability for objectives: can be referred to resident's requirements and aspirations that should be provided by residential area

According to significant role of users quality of residential area and quality of life are in balance with each other (Jiboye a, 2010). Specialized view on the quality of residential environment and user satisfaction are two outlooks of quality of life (Bolen, Turkoglu, et al, 2007).

Quality of life is modified as strength level of every individual in three areas of being that identify the physical, spiritual and psychological characteristics of human, belonging which modify the satisfaction of community, physical, social and environmental status and becoming that refers to activities, which a person does to achieve personal goal. Residential quality should response to these needs. The table below shows nine significances of life quality:

Table1: Requirements of individuals that leads to quality of life (Raphael, Renwick, Brown, Steinmetz, Sehdev & Phillips, 2001)

Physical being	Physical health, mobility, nutrition, fitness, and appearance
Psychological being	Independence, autonomy, self-acceptance, freedom from stress
Spiritual being	Personal values and standards, and spiritual beliefs
Physical belonging	Physical aspects of the immediate environment
Social belonging	Relationships with family, friends, and acquaintances
Community belonging	Availability of societal resources and services
Practical becoming	Home, school, and work activities
Leisure becoming	Indoor and outdoor activities, recreational resources
Growth becoming	Learning things, improving skills and relationships, adapting

According to Table1, the significant role of a residential area is to afford circumstances for resident's aspirations and requirements. To supply needs of residents it is essential to respond to various styles and it should be done in a way that preserves the high level of amenities and character of residential area especially social quality, which is provided by outdoor activities, societal resources and services and ability to improve relations with others. The related parts according to research area are highlighted in the Table1 and show social activities have strong impact on resident's becoming and sense of belonging but all the mentioned factors are related to each other to provide life quality.

Qualities of residential areas in addition of providing aesthetics in environment, contribute to well-being of residents (Jiboye, 2010).

Many researches have tried to find a theoretical framework for measuring quality (Tu & Lin, 2008) so they have sought user satisfaction as a mean to describe quality. "Concept of quality according to Onion (1984) is a mental or moral attribute of a thing which can be used when describing the nature, condition or property of that particular thing" (Jiboye, 2010, p79). This statement shows the effect of reaction and perception of users in quality notion.

The qualities of residential areas are more perceived while residents want to move to a new residential area and select their residence; they think about the different aspects and then decide. Surveys on developing countries show that households need proper locations, which assemble employment, public amenities and services and security (Limbumba, 2010).

Every residential area has its specific quality in its formation process according to socio-cultural, economic and environmental contexts that is described in following sections.

2.1.1 Environmental Quality and Residential Area

A residential area is divided to its nature and lands, buildings or construction that shape physical layer. Integrity of built environment and housing according to design, form, fixtures refer to physical criteria (Jiboye 2010). All these physical and natural aspects have visual and perceptional impacts on residents and form the physical characteristics of the area. The physical and natural characteristics also have impacts on social characteristics and way of living by its materials, forms and features (Environment, Heritage and Local Ireland Government, 2009).

2.1.2 Socio-cultural Quality of Residential Area

Residential area play a significant role on socio-cultural development, as Van (2005) mentions, housing has this possibility to promote the chance to arrange full lives for residents and therefore provide all aspects of developments in the individual, community and societal contexts.

The social aspects of residential areas refer to interaction between residents, residents and institutes, which are involved in the area (Smeet, 2007). In this case, the role of new comers and the people who spend their time temporarily in the area get more significant towards the existing residents. Other issues such as resident's requirements to health, communicate, recreation and whatever leads to interaction of users relates to social issues (Jiboye, 2010).

Every residential area has a distinctive way of living, culture and social concerns according to its residents.

The cultural layer also origins from social contexts as it is defined by Duxbury & Gillette (2007) "Culture is defined broadly as being the whole complex of distinctive spiritual, material, intellectual and emotional features that characterize a society or social group. It includes not only the arts and letters, but also modes of life, the fundamental rights of the human being, value systems, traditions and beliefs." (p 4) As Okewole (1998) also state in his research, existing relation between environment and behavior, the structure of the location matches to occupant's behavior, which is flowing through that. It is the manner, which we call it, culture.

Society and culture have dynamic roles so designers and planners should be aware of social science such as psychology, behavioral ecology and sociology due to organize suitable and friendly community environments in relation to their residents. Community participation, communal activities and social groups help to attain social equity. (Harang, 2003)

The presence of social links, social supports, social characteristics, neighborhood cohesion and other factors related to communities lead to percept quality and due to that, has influence on health. Lifestyle and environment are dimensions of community (Molinari, Ahern & Hendrix, 1998).

The quality of an area can be evaluated due to its indicators according to resident's perceptions or professional points of view. However, the user satisfaction has the significant role on evaluating a residential quality. Satisfaction is defined as "the experience of pleasure or gratification deriving from living in a specific place" (Tu & Lin, 2008, p157). According to Harrison and Howard (1972), the assessments of our surrounding relates to the form, which we expect, of our ideal image from a form of an area. This image differs from one person to another.

Social relation of residents, perceptions, and neighborhood play a significant role on socio-cultural context of quality. However, the other economic and environmental contexts influence socio-cultural quality indicators as well. For instance, urban designers and architects can design in a way to increase safety. If the buildings have enough view to surrounding, the crime rate and resident's degree of fear reduces because blind corners and overgrown plants are liable places to crimes. In addition arranging proper circulation helps a better traffic flow, in other words the physical

environment of a community has significant role on socio-cultural concerns such as security and vulnerability of citizens (Harang, 2003).

On the contrary, because of the relation between environment and social behavior, social issues also affect on the spatial formation of places and the structure of residential area is parallel to resident's attitudes (Okewole, 1998). Accordingly the quality of physical environment and socio-cultural quality are integrated to each other. The physical conditions can be determinant in socio-cultural quality, so for improving socio-cultural quality it is required to improve environmental and economic conditions as well.

Life quality is an in-depth fragment of social science. Several descriptions with social indicator express not only environmental aspects but also the characteristics of individuals (Grothe, Nijkamp & Scholten, 1996).

Furthermore, every urban area has a social and cultural background. The cultural life commences with a cultural place (i.e. opening of a gallery where there was not any before, has effect on the cultural life of that place) or cultural activities that affect the cultural quality of the place through its identity, its heritage as citizenship, residents' participation, representation and diversity (Evans & Shaw, 2004, p6). So every neighborhood presents its specific identity, culture and life style.

Every urban area has a social and cultural background which are influenced by transformations and these changes alter the local's attitudes, way of life and area view. Urban space and human behavior relates to each other (Ahmad, Ahmad & Abdullah, 2009).

In other words, quality is affected by personal views and feelings and the quality of a place is reflected by people's insights and estimations about a specific setting's features (Koramaz & Turkoglu, 2010; Tu & Lin, 2008). There is a responsibility to make safe physical, mental and psychological aspects and create harmony in our living areas (N. Ahmad et al, 2009).

There are several methods for evaluating socio-cultural quality but the most impressive one is which is done according to the occupants themselves. According to Amerigo and Aragones (1997), user satisfaction can be evaluated through three perspective (Koramaz & Turkoglu, 2010) :

1. Cognitive aspect, which covers residents' perceptions and evaluations about the residential environment's existing conditions.
2. Affective aspect which explore those factors that may affect residents' satisfaction and belonging sense. The affective aspect refers to residents' satisfaction with their residential environment.
3. Behavioral aspect that investigates the reactions of residents according to their satisfaction.

The level of quality is related to how the housing characteristics match with family requirements and objectives (Kährik, Leetmaa & Tammaru, 2011). Consequently, satisfaction with neighborhood and the housing environment have significant role on urban planning and proposing policies (Grothe, Nijkamp & Scholten, 1996). To achieve a comprehensive understanding of whether and how residents perceive quality a cognitive research should be prepared (Tu & Lin, 2008).

The socio-cultural consequences of losing quality are considered in different researches, segregation, sprawling and loss of community are socio-cultural problems occurring through loss of quality (Harang, 2003).

Ahmad et al (2009) according to the resources of socio-cultural problems, mention to areas with transformations and interventions that change the local's attitudes, way of life and area outlooks. In the next chapter these new transformations will be explored; and its effects on residential quality will be investigated, finally the result of residential quality and new transformations relations will be presented in conclusion part.

2.1.3 Economic Quality of Residential Area

The relationships between rent, home ownership and income relates to economic criteria (Jiboye 2010). There is a relation between ownership and belonging sense to residential environment and neighborhood stability. Landlords feel more belonging sense to their residential area (Rohe & Stewart, 1996). Employment opportunities, occupational structure of residents and investments statues (attracting small or vast businesses) in the area are other components of economic aspects of residential area. The economic situation defines the economic level of residential area as high-income, middle-income and low-income zone.

2.1.4 Quality indicators

According to some researches, there are indicators which define quality of housing environment as described below: (outputs define the indicators in more general categorization)

Abloh (1980) noted “housing acceptability, construction type, material used, and amount of space, services and facilities, condition of facilities within and outside dwelling, function and aesthetics among many others” (Jiboye b, 2010, p79). From this definition the indicators can be divided as:

-function: services,

-physical conditions: material, construction type, amount of space , condition of facitilies, construction type,

-social issues: acceptability.

Ebong (1983) recognized “aesthetics, ornamentation, sanitation, drainage, age of building, access to basic housing facilities, burglary, spatial adequacy, noise level within neighbourhood, sewage and waste disposal, air pollution and ease of movement among others, as relevant quality determinants in housing “(Jiboye, 2010, p79). This statement also highlight:

-physical conditions: age of building, spatial adequacy, aesthetics (ornamentation),

-function: access to basic housing facilities, ease of movement among others,

environmental health: noise level within neighborhood, air pollution, swage and waste disposal, drainage, sanitation,

-social atmosphere: burglary .

Hamner et al. (2000) mention to infrastructure services which cause improvements as a determinant of quality (Jiboye, 2010).

-Physical: infrastructure services.

Housing Corporation of Britain defined three basic indicators in a qualitative research for certifying the quality of existing housing development in 2007. Those are location, design and external environment of the house. Other variables such as infrastructure amenities, fixtures, pollution, landscape, quality of design and others were categorized under the basic indicators (Jiboye, 2010).

-Environmental health: pollution,

-Function: amenities, fixtures, infrastructure,

-Physical condition: design, landscape.

Tu and Lin (2008) introduced a common quality evaluation structure, which also covered previous assessments as well in quality evaluating context. This comparative research shows that the general evaluation structure is common between various places and cultures but the variables are different. This study and previous ones recommend evaluative structures of quality; consist of four major aspects: spatial, human, functional, and contextual aspects. The method was based at first on interviewing with open-ended questions to find similar themes of responses and categorizing them in a more general scale, hence it was divided into six evaluation structure comprises of (Table 2):

Planning and design, security and social relationship, transportation and commercial services, residential atmosphere, environmental health facility management.

-Environmental health,

-Physical condition: design,

-Social atmosphere: security and social relationship,

-Function: transportation and commercial services,

Four criteria are recognized in a study in Calabar, Nigeria according to residential quality (Jiboye, 2010):

-Beauty: refers to aesthetic and physical features,

-convenience: mentions social characteristics,

-health: defines environmental health aspects,

-accessibility: refers to functional features.

According to Topcu and Kubat (2009), there are some parameters, which indicate the area quality:

Accessibility to public transportation, the center where daily needs are met, central business district, distance from the sea, sanitary facilities, sport areas, children's playground, religious institutions, educational institution, open spaces, shopping mall, entertainment zones, cultural zones, police office (Topcu & Kubat, 2009). In other words, accessibility to amenities of the area,

Environmental features for building's facade: Architectural variety, façade-color rhythm, buildings that belong to different periods, structural order (Topcu & Kubat, 2009) In this case architectural features, aesthetic and façade heritage are clarified as variables of physical indicator.

Environmental features: sidewalk width, emergency, traffic density, parking situation, noise level, spatial identity, rubbish collection, scenery, urban furniture, level of green spaces, general design language, cleanup of streets, surface covering quality, pollution (Topcu & Kubat, 2009) ,

Security: street lighting by nights, security of parking, long visibility range, level of street activity, privacy,

These subsets can be divided to more general categorization as follows:

-Functional indicator: sidewalks, parking situation, level of green spaces, urban furniture health indicator: traffic density, cleanup of streets, noise level, waste collection, pollution

-physical indicator: aesthetics, surface covering quality, scenery design, street lighting, long visibility range

-Social indicators: level of outdoor activity, privacy, safety.

According to ACT Government, commercial and retail are forms of economic activities to promote new investment, property values, management of existing infrastructure and facilities, building design and construction, land use, accessibility, amenities, pollution, social relations.

-Functional: land use, accessibility, amenities,

-Physical: building design and construction,

-Economic: activities which promote new investments, management of existing infrastructure and facilities,

-Environmental health: pollution,

-social: social relations.

According to mentioned indicators in debated researches, general indicators can be identified as:

-Physical Aspects,

-Environmental Health,

-Functions,

-Social Characteristics,

-Economic Aspects.

All specified indicators from different surveys and their variables, are categorized on environmental (environmental health, physical and functional), social and economic contexts in Table 3 and finally they all added up and generalized in Table 4 as the quality indicators. Therefore, it can be considered as the source for evaluating quality. Every indicator is identified by its variables such as physical indicator which are evaluated by architectural design or functional indicator which is identified by accessibility to outdoor facilities and infrastructures.

Table 2: Identified Scales of Factors of Residential Environmental Quality Perceived by Residents in Various Cities, Tu & Lin (p.169,2008)

Empirical studies & Cities	Aspects of perceived residential environment quality			
	Spatial	**Human**	**Functional**	**Contextual**
Middle- & low-extension cities, Italy (Bonaiuto et al., 2006) City of Rome, Italy (Bonaiuto et al., 2003)	• Architectural & town-planning space • Organization of accessibility & roads • Green areas	• People & social relations	• Welfare services • Recreational services • Commercial services • Transport services	• Pace of life • Environmental health • Upkeep and care
Rotterdam, Netherlands (van Poll, 1997)	• Dwelling size & facility • Buildings / space (aesthetics, density) • Outdoor dwelling facilities (view, green)	• Safety • Social ties with people	• Neighborhood facilities (health care, schools, shops, sport facilities, etc.) • Accessibility to city, work, major services	• Environmental hygiene • Noise • Deterioration / upkeep • Cost (utilities, upkeep) • Indoor climate (pollution, etc.)
Istanbul, Turkey (Türkoğlu, 1997)	• Size & physical condition of dwelling • Dwelling climatic control (day light, etc)	• Neighbors and neighborly relations	• Accessibility to city, work, major services	• Maintenance of social, recreational, school facilities • Physical & social environmental problem
Madrid, Spain (Amérigo & Aragones, 1990)	• Basic residential infrastructure • Infrastructure of neighborhood (sanitary services, accessibility) • Open natural spaces	• Relationship with neighbors • Safety of town		• Deterioration • Urban activity & noise • Connection with outside world • Miscellaneous (people, view, humidity)
Cities along BART, San Francisco, USA (Carp and Carp, 1982)	• Esthetics	• Safety • Privacy • Neighbor's characteristics	• Accessibility	• Air quality • City maintenance • Neighbor's maintenance • Noise • Ideal neighborhood • Neighborhood vs. other • Feeling about neighborhood
Taipei City, Taiwan (Tu and Lin, 2007)	• Urban planning and design - Ground floor access & streetscape - Open space and green area - Building appearance & landscape	• Security & social relationship - Public security - Social interaction & mutual help	• Transportation & commercial services - Transportation service - Commercial service	• Residential atmosphere - Sense of insecurity - Sense of pressure • Environmental health - Environmental pollution • Facility management - Maintenance and management

Table 3: Quality indicators in various surveys

	Quality Indicators				
	Environmental			Social	Economic
Researches	Environmental Health	Physical	Functional	Social Issues	Economic Status
Abloh (1980)		Aesthetic Material Construction type Amount of spaces	Services and facilities	Acceptability	
Carp and Carp (1982)	Noise	Esthetics	Accessibility	Safety Privacy Neighbors characteristics Feeling about neighborhood	
Ebong (1983)	Noise level within neighborhood Air pollution Swage and Waste disposal	Aesthetic Ornamentation Age of building Spatial adequacy	Access to basic housing facilities Ease of movement among others	Burglary (Security)	
Amerigo and Aragones(1990)	Noise		Basic residential infrastructure Accessibility Open natural spaces Sanitary services	Relationship with neighbors Safety Miscellaneous (people, view)	

Table 3 (cont.): Quality indicators in various surveys

	Quality Indicators				
Researches	Environmental			Social	Economic
Researchers	Environmental Health	Physical	Functional	Social Issues	Economic Status
Torkoglu (1997)		Daylight	Accessibility to city, work and major services	Neighborly interactions	Maintenance of facilities
Van poll (1997)	Environmental hygiene Noise pollution	Buildings Space Aesthetic Density View	Neighborhood facilities Accessibility to city, work and major services Outdoor facilities	Safety Social ties with people (unity)	Cost (utilities, upkeep)
Bonaiuto et al. (2003)		Architectural and town planning space Organization of accessibility and roads	Welfare and services Recreational services Commercial services Transport services Green areas	People and social relations	
Tu and Lin (2008)	Pollution	Street scape Building appearance & landscape	Transportation Commercial Open space & green area	Security Social relationship Social interaction confidence	
Topcu & Kubat (2009)	Traffic density Clean up of streets Noise level Waste collection pollution	Building's façade (Architectural variety, façade-color rhythm ,structural order, period) Aesthetic Surface covering quality Scenery design	Accessibility to (public transportation, daily needs, central business district, sanitary facilities, sport areas, children's playground, religious & educational institutions, open spaces, shopping malls, entertainment	Level of outdoor activity Safety Security	

Table 3 (cont.): Quality indicators in various surveys

	Quality Indicators				
	Environmental			Social	Economic
Researches	Environmental Health	Physical	Functional	Social Issues	Economic Status
Topcu & Kubat (2009)		street lighting Long visibility range	zones, cultural zones, police office) Sidewalks Parking situation Level of green spaces Urban furniture		
ACT Government	Pollution	Building design and construction	Land use, Accessibility, Amenities	Social relations	Activities which promote new investments (commercial, retails and etc.) Management of existing infrastructure and facilities

Table 4: Quality Indicators of Residential Areas

Residential Quality Indicators				
Environmental			Socio-Cultural	Economic
health	physical	functional	Social atmosphere	Investment statues and pecuniary affairs
• Noise • Pollution • swage and waste disposal • traffic density • rubbish collection • cleanup streets • Environmental health infrastruct-ure (sanitary services, drainage)	• Aesthetic (façade, scenery) • design • (Material, construction type, Long visibility range) • Amount of space (scale) • Ornament • Age of building • Side walks • Streetscape	• Access to amenities (sport areas, children's playground, religious and educational institutions, open spaces, cultural zones, green spaces, recreational services) • ease of movement • infrastructure services • urban furniture • Transport services • Parking situation	• Safety • Privacy • Convenience and belonging sense • Neighborhood relations and interactions • Social & outdoor activities • Homogeneity (unity)	• Upkeep & care • Costs

2.2 Vulnerability of Residential Areas

As it is defined in previous section environmental, social and economic contexts form the layers of residential areas and indicators of every layer define the area quality. These contexts and quality change through transformations of residential areas and form new layers with different quality. The quality of area may be improved or it gets worse. Therefore, the existing residential area is set in a vulnerability status while confronting with transformations (Fig 2).

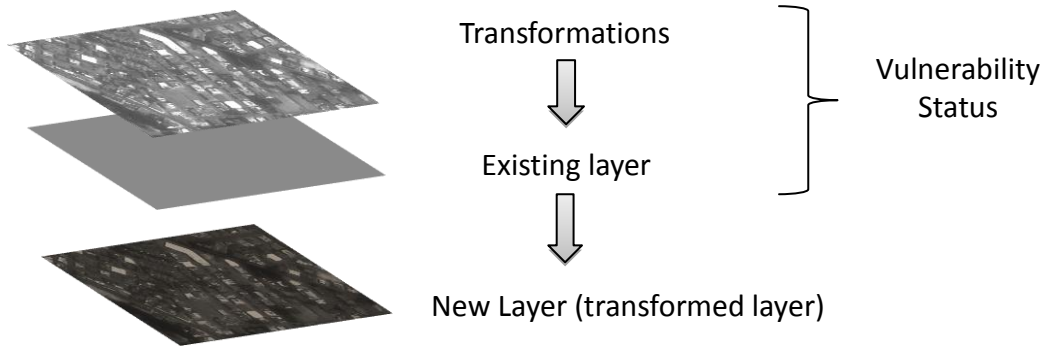

Figure 2: Residential Vulnerability

A qualified residential area is in its stable condition with its specific environmental, socio-cultural and economic contexts until transformations occur. Every period of that residential area has its specific socio-cultural, economic and environmental features or layers. Formed layers have influences on the quality of each other. Transition from first layer (existing) to second layer (transformed) make a vulnerability state for existing housing environment because the contexts of first layer are targeted to uncontrolled changings and the transformations impact on quality of second layer which is forming. The existing housing environment experiences new conditions, it would lose its quality or it gets better. It receives disruptive effects or desirable effects. In other words, vulnerability of a residential area emerges through interaction of existing layers and new one.

In order to decrease the effects creating vulnerability in existing housing environment, it is required to identify the negative effects of transformations and improve or sustain the quality of existing layers.

Chapter 3

ADVENT OF TRANSFORMATIONS IN RESIDENTIAL AREAS

Every area is affected by its surrounding developments and transformations. At first, it is affected by its area context, then neighborhood, and finally by the city it is located within it (Fig.3). The effects of changes in every scale, is transmitted to another.

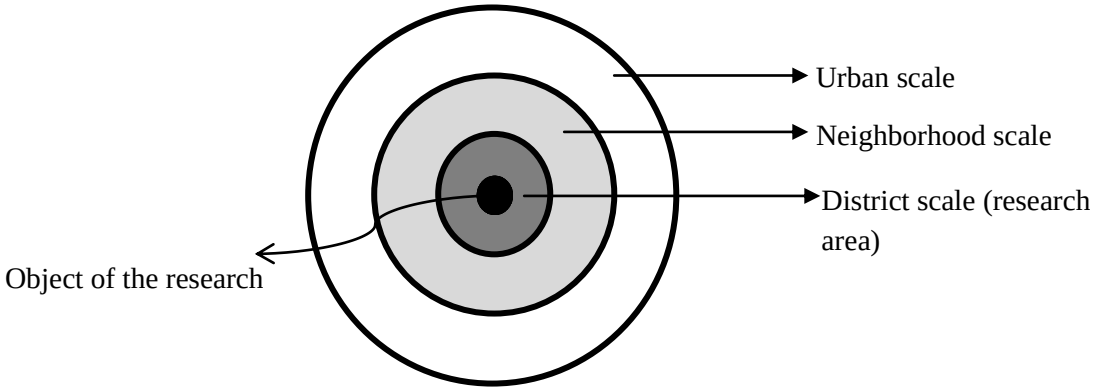

Figure 3: Transmission of Changes from Small Scales to Large Scales

Feature of urban areas changes through urbanization movements, globalization, migrations, residents' interventions, public and private sector's interventions. Therefore, urban areas may suffer from impacts of these changes and because of the nature of urban environment (i.e., high density, diversity, environmental pollutants),

many types of stress-related cases occur more frequently among its residents in comparison to rural or suburban residents. (Ahmad, Ahmad & Abdullah, 2009)

Moreover, through urbanization processes and as long as the importance of urban life, urban areas, especially residential areas, have been target of changes and transformations for responding user requirements. Principally in the last decades, cities are facing to phenomenon of globalization. They are improving their technology and communication, and act beyond their boundaries. Because of these challenges, environmental, social, cultural and demographical features of urban areas change through the time (Bagbanci, 2008).

As a result of changes and transformations, residential areas either develop or start to be declined and decayed. In these circumstances, re-evaluating and re-examing of functions, activities and interests, from different social, economic, cultural, technological and physical aspects, has employed as an increasingly important area of concern in the studies of urban planning and urban design.

New developments or re-developments are parts of area transformations due to a specific purpose. Constructing a new settlement may influence more on one or all social, economic and environment contexts. As it was mentioned above, these interventions can particularly be observed in residential areas of developed and developing countries due to effects of urbanization forces, global concerns and arising of new technologies (Ergenekon, 2001).

Therefore, through transformations the features and functions of the areas in different scales of neighborhood, community, district and region change. Transformations

through the time, while can be beneficial may cause some problems on fabric and structure as well. In the next step destructive values and sub-cultures, illegality and crime, poverty and deprivation, cultural and social problems, environmental degradation may occur. Accordingly, areas that are supposed to be better place to stay would be replaced by other functions. The problem is how to form the new layer as a peaceful, safe and encouraging place for each urban resident. The responsibility to ensure physical, social, mental and psychological health and equity in our residential areas is essential. All responsible organizations will have to make our residential area a better place for benefit of the next generation and the present time citizens within limited space and resource. The way of achieving sustainability will be long, and it will be more difficult if we do not conscientiously confront the growing residential problems (Ahmad et al. 2009).

Transformations occur through different parts of a city but among urban areas, residential area is remarkable because it is directly related to human safety and spiritual health. It also plays a significant role in social behavior of residents, their efficiency, well-being, way of living and their decision making for life. The spiritual health is transmitted from an area to another or vice versa (Jiboye, 2010).

Through urban areas, residential environment not only arranges for shelter and housing but also is liable for health of family life, care of children and individual satisfaction. Therefore, it is important for the strategic plan of cities to analyze the existing problems of the residential districts in the metropolitan areas (Bolen, Turkoglu, et al, 2007).

This chapter at first identifies the causes of appearing transformations in residential areas. Afterwards, it focuses on impacts of transformations on the quality of existing environment. Finally it clarifies sustainability of socio-cultural quality of residential areas.

3.1 Transformations of Existing Environment

According to foregoing discussions, every residential area has its background (layers) on socio-cultural, environmental and economic contexts and during the time, they have changed or are influenced by new layers as new transformations have occurred in the area. Type of transformations are discussed in next section in more details. To sustain the existing quality and reduce vulnerability of residential area it is required at first step to detect any factor, which may change the existing layers of residential area. Then it is essential to identify impacts of those changes to eliminate, remedy or mitigate negative points and improve positive ones.

Every external change in residential areas can alter supply and demand so disturb the equilibrium between triple layers (socio-cultural, environmental and economic) (Kolodney, 1990). Since residential transformations while entering in to an existing housing conditions are involved to changes of an individual's 'life-course', the needs of users, change in new housing environment (Kährik, Leetmaa & Tammaru, 2012).

As user requirements change through his/her "life-course", for responding new resident's requirements, the role of investors and developers get more significant on forming transformations. There are three types of developers: "(a) private developer (either a person or a firm); (b) municipal developer (the relevant local authority or

one of its organs, such as the local planning commission); and (c) state developer (a national level institutional organization). Private developers are interested in maximizing their profits, while public developers are supposed to pursue goals that serve best the public interest. However, although both municipal and state developers may be regarded as public developers, they differ substantially in their aims and interests, and their impact on conservation may vary accordingly." (Maruani, Cohen, 2011) Therefor there are different actors and motivations of arising transformations. They are formed for resident's profit or other purposes and private profits.

Transformations, as it was mentioned in the previous chapter, cause vulnerability while forming new layers.

3.1.1 Types of Transformations

According to various requirements different functions and land-uses are formed through residential areas such as mentioned by Okewole (1998):

-Commercial: retail, services and offices,

-Religious,

-Industrial,

-Educational,

-Accommodation.

These land-uses are identified as non-residential functions. There are different targets of forming non-residential activities as follows:

•Setting up a new activity within a residential area;

•Spreading out a business neighborhood into a residential area;

•Strengthening of an existing non-residential activity within a residential area;

•Transformation in function one non-residential activity to another within a residential area (Nikson & Joll, 2006).

According to transformations, land use factor come more in consideration. In some cases, the land use nearby a residential neighborhood is unwanted by the locals. These land-uses called local undesirable land use (LULU) such as hospitals, factories, etc. the presence of this kind of land uses may have negative public perception in the area around the unwanted land use which called stigma zone (Stephen, 2006).

Furthermore, new housing developments through a neighborhood also can change the conditions as it occurred in London's riverside as new-build gentrification. In this case new housing projects established to enhance the quality of the area. These new housing environments as new layers have socio-cultural, environmental and economic impact on its surrounding existing neighbors. (Davidson & Lees, 2005) it can also occur in a smaller scale as constructing new dwelling units in an existing residential area.

So both of non-residential and residential functions are recognized as driving forces of transformations. In addition of external forces and uncontrolled developments, corresponding to resident's aspirations, also change the residential areas to a better situation or worse. (Kährik, Leetmaa & Tammaru, 2011)

3.1.2 Impacts of Transformations on Existing Housing Environment Quality

This section more focuses on non-residential developments as driving forces of transformations in a residential area and determines how these developments may

change the quality of area. According to Seddigh, Hashem Nejad and Feyzi (2011), impacts of transformations have influences on social status, activities, identity and areas experience.

Effects of non-residential developments can be palpable or intangible. These effects can be beneficial or not. Palpable effects can be listed as:

•The potential for increasing noise and traffic;

•Visual detraction caused by building scale and appearance (The negative effects are perceived when the aesthetical issues are not considered or when proportion is not considered);

•Signage (The negative effects are perceived when the aesthetical issues are not considered);

•Expanding of car parking;

•Disturbing and interrupting by overshadowing.

Intangible effects can be listed as:

•Loss of residential unity through reducing occupation and separating from residential neighbors;

•Changing character of neighborhood and declining (Nikson & Joll, 2006).

Undesirable land uses are likely to influence three human senses: sight, hearing and smell. As well as their impacts on the human senses, undesirable land uses may threat the human health or safety (Stephen, 2006).

Rising population while settling a facility is another effect of non-residential developments that occurs within the host community, however, sites with large

amount of density put more people at risk and raise the number of oppositions to the site. Increasing density of a residential area not only has negative social and psychological effects but also it makes sense of crowding in neighborhood and may increase the costs and relocating residents (Been, 1995; Kearney, 2006). From other socio-cultural consequences of increasing high density and diversity, which is created by new developments, we can mention to violence and crime (Ahmad et al., 2009).

In addition of rising the utilization of urban infrastructure, amenities and energy resources as impacts of increasing population (temporary, part time or permanent), it produce noise, street parking and congestion problems by activities that are often used such as churches, halls, sport clubs, transferring function from homes to working place (Western Bay of Plenty District Plan, 2010).

The residential districts should be regarded outlying from activities, which create adverse effects such as parking, high density that produce noise, odors and reduction of sunlight (Western Bay of Plenty District Council, 2010). These are environmental impacts but these problems also have socio-cultural consequences.

3.1.2.1 Socio-cultural Consequences of Transformations in Existing Residential Areas

Vulnerability of existing residential areas while environmental reconstructing and setting developments should incites planners to observe residential satisfaction (Okewole, 1998). If planners ignore this issue, residents may not show proper behavior according to new functions.

If proper behaviors and right attitude of people do not accompany infrastructures and welfares or any new development it would have no sense and consequently physical, socio-cultural and environmental problems will occur, this is why interaction of residents and environment (socio-spatial issues) should be concerned in setting developments. The social and cultural backgrounds of residential areas are influenced by area transformations, these changes alter the local's attitudes, way of life and likely area identity, and also physical features. Therefore, residential space and human behavior relates to each other (Ahmad et al., 2009).

As it was mentioned, transformations cause residents to experience new environment. New conditions create an induced state for residents. Whenever the level of inconvenience exceed from resident's threshold because of the difference between their current and desired housing environment, they increase their threshold and adjust to new conditions. Therefore they change the present situation through individual interventions to make environment suitable towards their behavior or finally they are induced to search for another places to reside (Kährik, Leetmaa & Tammaru, 2011; Galster and Hesser , 1981; Okewole, 1998).

Satisfaction of residents plays a significant role on socio-cultural consequences. According to impacts of transformations, there will be different probable social concerns over residential satisfaction such as maintenance of house and neighborhood, good relations with neighbors, and participation in neighborhood activities that lead to residential vitality. In other words, satisfaction has effects on social issues. If residents are unsatisfied or do not have belonging sense to their residential environment, they do not preserve their houses and neighborhood and their social activities will be limited (Tu & Lin, 2008).

When a new development is not finally acceptable by residents, its negative effects cause socio-cultural problems and due to that, residential area faces to decline.

Characteristics of decline and deterioration can be clarified as they are listed below:

"• Population loss,

• Lower population density,

• Lower resident socioeconomic status,

• Welfare dependency,

• Increase of elderly and non-family households,

• High ratio of single-parent families,

• Changing ethnic composition,

• Deterioration of housing stock,

• Aging housing stock,

• Deterioration of real estate market,

• Falling property and rent values,

• Falling rates of home ownership,

• Increase in absentee landlords,

• Increased tax delinquency,

• Declining private investment,

• Decline in public servicing and investment,

• Pessimistic attitudes toward neighborhood,

• Weak community organizations" (CMHC, 2001, p2)

• Rising living costs and due to that decreasing in purchasing capability of residents,

• Threats such as crime, vandalism, antisocial manners, visual pollution,

• Transportation problems that decrease the appeal of the areas dealing with this problem,

• Low living standards,

• Not responding to requirements of the time, inadequate and carelessness of services,

• Lack of sustainability,

• Losing quality occurs,

• Disinvestment,

• Decreasing sense of place and belonging to a particular place (Nixon & Joll, 2006).

• As cities are characterized by new developments many individuals are detached from other community. Therefore, there is lack of social issues and relations which Brayan H. Massam (2002) declares as an essential point in quality of life. (Harang, 2003)

Mentioned factors can be indicators of recognizing whether new transformations have had negative impacts on area quality or not. Emerging socio-cultural problems is one of the consequences of an area which is declining.

Through decline process in residential areas, a significant socio-cultural problem may occur. Existing residents prefer to leave the area and low-income people replace with the existing residents. Decreasing of income level not only affects on physical well-being and health but also on individual social activities, which needs payments such as public transportation (Raphael et al., 2001). In fact, decline and disinvestment usually accompany with leaving of housing stock and out-migration (CMHC, 2001).

When residents leave the area and residential area become an affordable place for low-income families, it gives less advantage to investors, disinvestment occurs while other communities achieve relative services and advantages. When the residents are

not able to pay for maintenance, disinvestment in repairing home and improvements occurs. Decline in neighborhoods may occur in different strength levels or it can lead to “point of no return” (CMHC, 2001).

3.1.3 Sustaining Socio-cultural Quality of Existing Residential areas

The aim of this research is to sustain socio-cultural quality of existing housing environment according to forming transformations. Vulnerability is dominated at the time when there is interaction between layers of residential area. To reduce the impacts of vulnerability according to socio-cultural issues, it is required to restrict the driving forces of declining and improve the quality.

Getting involved with environmental deterioration has strengthened developing sustainability as a crucial concept in design policies. The definition by Brundtland Commission’s report (WCED, 1987) describes sustainable development as “development which meets the needs of the present without compromising the ability of future generations to meet their own needs”.

There are other definitions for sustainability as:

-Attaining persistent using of the object (Pezzy, 2004), in this case the object is residential environment this definition emphasizes on lasting the efficiency of the area. Physical and social quality should be preserved so residents do not leave the residential environment.

-Non-declining social welfare, (Vouvaki & Xepapadeas) they should be stable through the time or they should be endurable at the current time.

As it was debated, when a new incompatible condition is settled in a residential area the equilibrium created between layers is interrupted and the area needs to be improved and achieve to its livability through sustainability. Sustainability occurs when all socio-cultural, environmental and economic aspects are considered. (Fig.4)

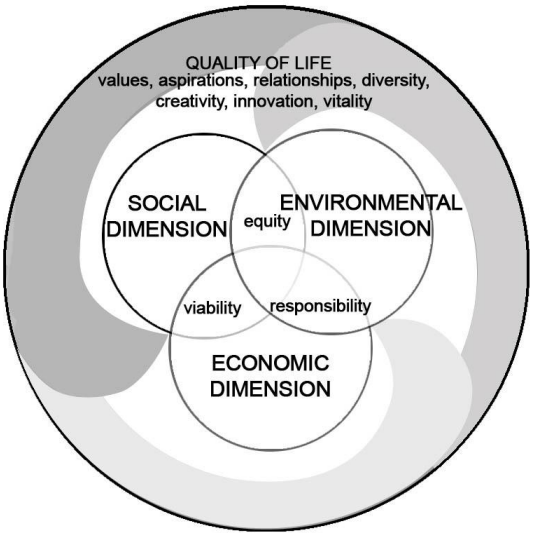

Figure 4: Model of Sustainability (Duxbury & Gillette, 2007, P 14)

Social sustainability supply basic human desires conserve politic, and community values (Duxbury & Gillette, 2007). "Mark Roseland et al. (2005) states that a socially sustainable community must have the ability to maintain and build on its own resources and have the resiliency to prevent and/or address problems in the future. Similarly, Maureen Williams (2003) notes: Socially sustainable communities have the capacity to deal with change and to adapt to new situations, attributes that are now becoming increasingly essential in a globalized world. This capacity requires individuals to have freedom to choose how to improve their quality of life in the context of their own communities and social networks" (Duxbury & Gillette, 2007, p 3). According to this definition to achieve the adaptability of residents due to

new incompatible transformations, it is required to improve problems as far as possible and strength other aspects of quality. In this regard, the residents themselves should play a significant role for deciding in what they require for their neighborhood to improve quality. Improving and sustaining cultural background of the neighborhood by creating the previous cultural themes is the other aspects that should be considered.

Within the social development field, “Cultural sustainability can be defined as the ability to retain cultural identity, and to allow change to be guided in ways that are consistent with the cultural values of people.” (Duxbury & Gillette, 2007, p 4)

For improving environmental quality to achieve sustainability some characteristics of a sustainable housing environment are pointed out as mentioned below: (Wheeler, 1998, p. 439)

- Compact, efficient land use,
- Less automobile use, better access,

Easy access is the issue that specifies quality. An accurate planning incites walking, cycling and it provides easy access to public transport (Jiboye, 2010).

- Efficient resource use, less pollution and waste disposal,
- Good housing and living environments,

Open spaces have a significant role on the quality of area. Appealing design of open spaces, recreation and sport places improve the residential quality (Department of the Environment of Northern Ireland, 2001).

- A healthy social ecology,

Researches show that nature has positive effects on psychological issues, decrease stress and aggressive feelings. Designers determine the effects of psychological problems and solution for these kinds of problems such as front and backside gardens, green balcony or façade, greenery on street, parks, open space and community gardens and green elements. These green areas in urban environment help social relations, creating better place connection, improving physical environments and safety of resident's homes (Ahmad, Ahmad & Abdullah, 2009).

- Community participation and involvements,

There have been successful movements for strengthening social affairs such as Community Development Corporations that is a nonprofit organization and New Urbanism Movement. Moreover, professionals should collaborate with community supporters to form an area constructed on the social, economic, political, religious, and other cultural aspirations of residents, for community-friendly residential to delight in a stronger quality of life (Harang, 2003). Community organization and visioning involvement helps the community to participate in decision-making (Austrom, 2006).

- Preservation of local culture,

- A sustainable economy.

Compatible investments enhance the economic quality of the area. As the result of ignoring the principles of quality and facing to decline, reinvestment should be considered by some revitalization processes. In this case, some policies are needed such as improving economic progress. Local and regional government can subsidizes

for job opportunities in concerned areas, municipal tax reduction for those who wants to repair and renovate. Another policy is such as tax equalization.

Totally, residential quality contexts for sustaining the area are: aesthetics of area and agreeable physical position of area, amount of conservation, degree of building density in the area, arrangement of roads and accessibility, social aspects such as neighboring, homogeneity, security, acceptance, attendance, maintenance and accessibility of private services such as commercial units and public services such as recreational areas, green areas, schools and health services (Koramaz, Turkoglu, 2010, p2). By considering all these socio-spatial contexts as quality indicators, the socio-cultural quality can be sustained through the residential area.

As it was mentioned as probable adverse effects against quality, new incompatible developments are generations of changes on primitive layers of residential area. Therefore, the interventions also should follow sustainable processes. (Hediger, 2000) Sustainable development is defined as "a process of change in which the exploitation of resources, the direction of investments, the orientation of technological development, and institutional change are all in harmony and enhance both current and future potential to meet human needs and aspirations" (WCED, 1987: 46) This definition focuses on the parallel movements of new functions and interventions towards preserving sustainability of its surrounding residential area.

Depending on level of residents' satisfaction, the list below shows articulating the policy for conducting non-residential activities and interventions contributing to sustainability:

-Taking on analysis of the neighborhood environment and its characteristics through consulting with related parties as a whole;

-To eliminate a problem, planners and designers should combine methods and notions from social sciences such as psychology, behavioral ecology and sociology to organize community environments to meet requirements of inhabitants (Harang, 2003).

-To explore any distinctive amenity of residential areas that needs more protection;
-To arrange new functions in a residential environment the site should be designed in a way that the amenities of neighboring residential areas are secured in regards to buildings, parking and open space or buffer zones, and related landscaping (The Planning Commission of Oklahoma City, n.d.).

-Considering long-term survival of residential areas if developments threaten it or not, and investigating how much realistic scopes are due to residential benefits;
-To specify what is desired and how to achieve them (determining the objectives and policies);
-The policy wording should convince everyone by supporting non-residential activity while it should highlight the adverse effects which should be avoided. It is better to identify in which circumstances the considered activities are desirable;
-The policy wording should be clear enough for readers of the plan and residents to understand to what extent the non-residential activities are tolerable in the area and under what conditions;
-To examine whether keeping specific areas in residential use is proper due to its neighboring land-uses;
-Related compatible land uses that support each other are beneficial in addition; they are parallel in amount of traffic they cause and in type of required transportation. So

commercial area is more correlated to residential area than industrial parts, or even in residential areas, high-density multi-family residential locates between commercial and single family residential. In the adjacent use, offices can be considered. However, because of some constraints such as circulation pattern, the mentioned regulation may not be able to gradation of uses. One of the most common tools of reducing negative effects of confliction amongst incompatible land uses is providing buffer zone between the different uses (Community Development Resource Agency (CDRA), 1994).

-To recognize the existing characteristics of non-residential activities within the area, its scales and whether the new developments should be in the same pattern;

-New developments create changes in demographic feature of the area and the proportion of resident's age (young adults, middle aged and older) in a residential area can be effective on sustainability of that area (Bromley, Tallon & Thomas, 2005).

-To explore the existing potentials and opportunities to enhance the environmental benefits such as reuse or changing function of a building;

-To consider the capacity and safety of the district;

-To detect any specific or localized features of residential area that affect developing non-residential activities or justify many treatments of that. Specific features such as visual aspects, landscape or any natural significance, good access to public transport, community facilities, calm atmosphere of the area;

-To check the results with residents groups.

Apart from providing a basis for the involvement of government and stakeholders in according equal attention to housing improvement and development, participation of people particularly those residing within the urban areas maximize the opportunities for qualitative housing and livable urban environment is also important (Jiboye, 2010).

Inhabitant's contribution, need and aspirations should be considered on planning decision to improve quality of life in residential areas. Terry L Cooper (1998), a professor at University of Southern California implies that a responsible public administrator should motivate residents to take part in decision-making procedure because it influences on their community. Also Cliff Moughtin (1999), states that the communication between planners and residents moderate the gap among them. Abraham Wandersman adds professionals do not experience a new community so they are not aware of some problems to make a right decision. He mentions "good intentions of the designer or planner do not necessarily lead to increased habitability" (Wandersman, 1976, p.11).

-Inviting for consultation such as through council newsletters in the case which the non-residential operators do not belong to any organized group;

-considering the acceptance applications, case law and complaints;

-considering field studies of successful and unsuccessful projects according to dealing with non-residential activities;

-Exploring areas which have faced to declined and the issues which have contributed to this effect (Nixon & Joll, 2006).

After 1993, Urbanism movement formed to eliminate problems such as segregations, sprawling, loss of community and environmental decline so it supported the mixed-

use development and walkable neighborhoods, diversity in neighborhood population, public transportation and residents contribution. Business, institutions such as hospitals, libraries, schools, parks, religious organizations, retail and grocery stores or in other words amenities are characteristics of high quality of life. So many planners provide mixed-used development that commercial and social establishments are in walking distance from residences. Hilderbrand Frey (1999) points out that implementation of mixed-used is critical to make "a more sustainable conurbation" (Harang, 2003).

Community cohesion: As the demographic changes with the arrival of new residents, it may be beneficial to bring the old and new residents together to both improve an integrated, cohesive community and prevent tension and conflict (Austrom, 2006).

It may be valuable to integrate the old and new residents together that both develop an incorporated, fragmented community and control tension and conflict as it occurs. New residents may conflict with old residents because of differences in cultures and discriminations (Schill & Nathan, 1983).

There are various methods to remedy the isolation of communities for instance designing community spaces such as courts, field houses, gardens, urban furniture such as chair and table which residents can sit and gather (Harang, 2003).Preventing crime, improvement of infrastructure and amenities (street lighting, parks, recreational facilities, school, health care …) are another aspects (CMHC, 2001).

From various researches over tenure mix it has clarified that it can be put in agenda in Government's sustainable community strategy because mixed tenure promotes

choice and quality, abstain from social segregation and deprivation and help to organizing a cohesive community (Manzi, Bailey, 2008).

As the consequences of socio cultural sustainability, we can mention to:

- Social responsibility in decision-making procedures and development processes ;
- Respect to human rights, create unity and eliminating any exclusion;
- Encourage multi-cultural community and diversity (Atlantic Planners Institute, 2011).

Furthermore, vitality and viability in city centers are threatened in long-term. This problem has provoked regeneration policies. Rapid changes have induced assessing aspects of sustainability in the regeneration strategy (Bromley, Tallon & Thomas, 2005).

As it is mentioned above, one of the causes of decline is concentration of low-income people. After declining to upgrade social context and preventing social exclusion, many cities have applied policies to attract middle-income to urban areas with reinvestments as new-build gentrification process to create an integrated neighborhood for enhancing social quality. To prevent spending a lot of energy and capital to bring back the vitality and enhancing socio-cultural quality it is deserved to consider required considerations before constructing new functions or preserve it before residents leave the area.

3.3 Discussion

Quality is a significant and first considerable element of residential area which response to quality of life as well. Through investigating over literature, quality

indicators are identified in table3 on page 23. By forming a residential area the first layer is shaped on its environmental, socio-cultural and economic contexts. Through the time according to responding requirements or profitable projects, transformations such as non-residential functions create new layers with different environmental, socio-cultural and economic contexts, because impacts of transformation alter the existing quality of residential area. Because of the interaction created between existing layers, and new layers a vulnerability state is formed. For sustaining the existing socio-cultural quality, it is essential at first step to consider the proper type of interventions for area then assessing consequences of new function and their impacts on socio-cultural affairs such as safety, belonging sense, homogeneity sense, social relations, social activities. Other aspects of quality such as environmental issues as pollution, aesthetics, ease of movement or economic issues as affordability of residents have significant role on socio-cultural issues as well. Therefore, the planners should be aware of physical and economic consequences as well, to preserve socio-cultural quality of area.

After forming transformations level of quality can be evaluated by resident's perceptions and professional prospects in relation to quality indicators table 3 page23, because the resident's perceptions present more comprehensive information about level of quality by considering transformations. If a function is unpleasant and residents are willing to leave the area because of undesirable effects and low quality, the problems should be identified to bring back the quality to area for remaining residents and sustaining socio-cultural quality.

Next chapter will assess a qualified residential area which is facing with transformations and investigates the effects of transformations and socio-cultural consequences and finally declares how to sustain socio-cultural quality of the area.

Chapter 4

ASSESSMENT OF KUMSAL DISTRICT, NICOSIA

The aim of this research is to discuss the ways to sustain socio-cultural quality of residential areas according to new transformations. Previous chapters debated about the quality of residential areas and investigated the emergence of new functions or transformations. This chapter investigates research objective on a residential area in Kumsal, Nicosia, North Cyprus. At first, it introduces the field of study then the research methodology is identified.

4.1 Nicosia through its Quality Characteristics

Cyprus has been administrated by various nations of Lusignans, Venetians, Ottoman and British with different religions of Latin, Muslim and Christians. In the second British Period (1930-1960), the way of life changed. The importance of privacy reduced. The interaction between female neighbors used to take place in the outdoors. Consequently the streets as are considered as the "extension of the house at ground floor" (Fasli, 2003, p.307).

With dividing Nicosia after 1974 because of the war and settling the new developments, immigration of people from walled city and southern parts of Nicosia started from about 1950 (Oktay, 2005). New developing parts include mostly Turkish Cypriots after 1980. Increasing in population led to increasing housing demand. Multi-storey buildings were constructed as isolated units, without considering socio-

cultural contexts, so people's outdoor activities and social relations were confined. Nicosia as structure of its quarters is divided to old cores and newer urban districts that are surrounded the old walled parts (Fasli, 2003). Newer parts do not comply with a coherent system or a local pattern (Oktay, 2005). It is divided into ten districts (Fasli, 2003). They have unique characteristics such as Kumsal, Yenisehir, Kosklucıflik, Marmara, Caglayan. These areas had been formed with one or two story houses with garden during the first British Period (1878-1930) and the following developments continued in the second period. The multi-storey apartments, which are located in empty lots or replacing the existing ones, are causing identity deterioration in these unique parts (Fasli, 2003). In recent years, incompatible land uses of commercial, recreational, industrial and services on the main streets and residential areas are erected in a randomly manner not planned projects (Oktay, 2005). Different Functions and also commercial activities (mostly in the form of commercial facilities on the ground floor and housing on upper floors) also have negative effects by lost spaces between them and creating "visual misery" by their advertisement boards on the buildings (Fasli, 2003). In the north parts of Cyprus, the private investors are free to decide on the location of new developments. It causes the unrestrained sprawl or creating inconsequent spatial relations. "Furthermore, the commercial and recreational units (shops, restaurant, and so forth) that are located on this major streets foster traffic congestion and increase the need for parking facilities and infrastructure. In addition to these inappropriate types of development, the urban fabric in these areas faces a serious problem created by the unused building plots" (Oktay, 2005, p215).

There is lack of open spaces and children's playground and local parks in new parts of Nicosia. Oktay (2005) states: "the inadequacy of hastily built new housing

complexes in Cypriot cities forces us to rethink the question of the quality of housing and the need to move towards sustainable development." She also mentions that today the need for providing housing environment quality is more important than developing new ones. The nature should be reintroduced to the local people. The parks, recreational and community centers should be considered in every local area. The transportation issues should be considered as well to promote the accessibility more than "mobility" (Oktay, 2005).

In addition to mentioned physical quality, city has some social problems as well. According to Fasli's (2003) research, the socio-cultural characteristics of Nicosia is assessed through three dimensions: Demographic structure and belongings of citizens, Way of life and people consciousness and Satisfaction. Unemployment is one of the socio-economic major problems in the northern part of Cyprus. The social problems such as homelessness, vandalism, drug abuse, criminality and poverty are unidentified in north cities of Cyprus (Oktay, 2005).

4.1.1 Kumsal District

One of the districts is comprised of two region Kosklucitlik and Kumsal neighborhoods. This district is expanded through the north-west of Walled City and is considered as the primary districts of new parts of Lefkosa (Fig.5). The background of the district return to the first British Period and in the northern part, Kumsal neighborhood has been developing at the end of second British Period (1930-1960). This district is located between Mehmet Akif and Bedrettin Demirel. There are three type of housing in the area: Latest Modern Houses (1980-2001), Mass housing and Multi-storey apartments (Fasli, 2003). The area is changing with

new functions and developments. These transformations start from a point and are spread to the other parts of neighborhood.

For analyzing neighborhood transformations, Kumsal (Fig.5) is defined according to dynamics of changes which are in conflict with their surrounding residential area This area is special because it has created a new layer within its surrounding neighborhood through recent years and this point is special also due to existence of specific well designed row houses in this area (Fig.6).

Figure5: Location of Field Study

(Google Earth, 2012)

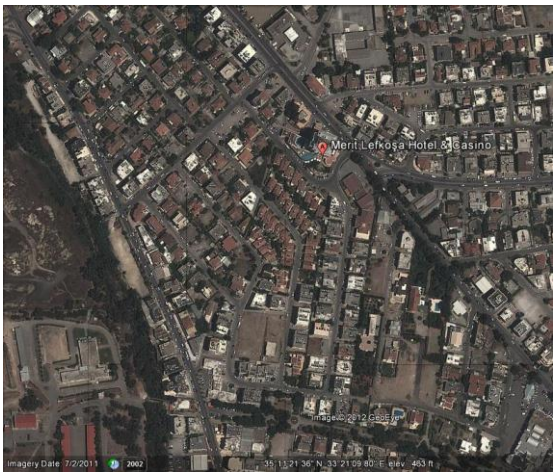

Figure6: Field Study Area

(Google Earth, 2012)

4.2 Research Methodology

The format used in this study is qualitative and quantitative research. In the first step for collecting data about quality of the area after forming transformations, observations were employed. However, studies have specified that a more applicable process of evaluating the quality of the built environment is formed on the user's appraisal (Jiboye, 2010). Therefore, due to identifying the existing conditions and especially quality of area before and after new developments, the data is collected through questionnaire. This assessment aimed at the analysis of socio-spatial

consequences of new developments in Kumsal which are assumed to affect the socio-spatial quality of neighborhood by measuring people's objective and subjective experiences in their living environment. Information was collected via questionnaire survey. The primary purpose of the survey is to identify quality in terms of both physical (objective) and perceptive (subjective) components; to identify before transformations; and to define types of transformations and impacts of those transformations on the socio-cultural quality.

The field study is selected according to the existing dynamics of transformations and existence of houses designed by Ahmed Behaeddin in 1970, which had created a qualified residential area.

Selected area contains 114 houses and apartments; 20 from 30 row houses of Ahmad Bahaeddin and seventeen from 84 surrounding houses and apartments randomly selected. Some families did not accept to answer the questions, some had left the area and some were absent. All questions were translated into Turkish language and were designed according to quality indicators which were defined in previous chapter in a format that defines the perceptions of residents from their residential quality after emergence of new developments and functions. Some answers of questions were multiple choices. In the first step, the question covered some demographic features to find out age range of area and some features that may have impacts on social relations such as economic level. One of the questions that were important according to resident's perception about existing and previous situation of the area was about the period of their residence. The long term of residence shows that residents have more perceived the impacts of transformations through the years. Next questions were designed to understand if there are any incompatible functions that have affected the quality of area and some questions were asked to specify social aspects

such as feeling safety, unity, privacy, belonging sense, social relations with neighbors. Final questions were about rate of replacing and changing population to predict the future social condition of the area. With the results of all these questions, it is possible to anticipate whether the area is deteriorating through the time or not. Statistical software SPSS 18 was used to conduct component analysis.

The socio-spatial criteria for residential areas were determined in literature review. Information from both surveys will be placed into a data set together as policies information for future of area as well as designers and planners.

4.3 Observations

Kumsal area is contained of row houses designed by Ahmed Bahaeddin and apartments with amenities such as: Kumsal Park that is facilitated with children's playground and sport facilities and it is used as passage but aesthetical issues, furniture and enough lightening for nights are not considered (Fig.7). There are non-residential functions such as mosque, hotel, barber, boutiques, clinic, laundry, real state agency, stores and restaurants. There is a parking lot (Fig.8) that belongs to Merit Hotel however hotel has also parking facility in its underground floor.

Figure 7: Kumsal Park

(By Author, 2012)

Figure 8: Parking Lot of Merit Hotel

(By Author, 2012)

The effects of parking problems and security problem can be observed through the area (Fig.9-10).

Figure 9: Park Problems in front of Residents' Houses

(By Author, 2012)

Figure 10: Signs Which Shows Security Problems

(By Author, 2012)

4.4 Data Analyses

As it was mentioned in methodology, the items are specified as range of age in the area, economic level, length of residence, incompatible functions, required functions and social issues (safety, unity, social relations with neighbors, changes in population status) that are all indicators of quality which were determined in literature review. This part shows the analyses of quality indicators. The first item is age of residents.

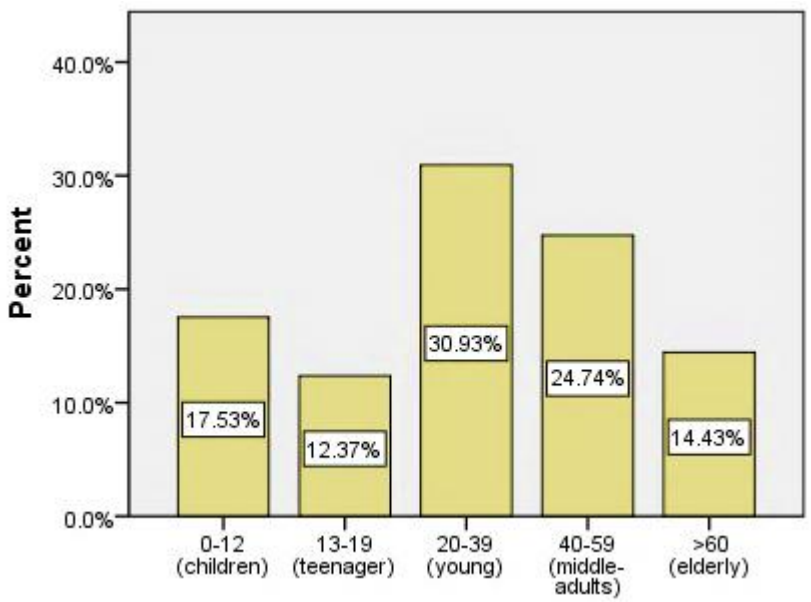

Figure 11: Age Range Residential Area

There are different age range in the area so there are different requirements and there can be various perceptions about the quality of the area. As it is observed in the Fig.11 the prevailing age range of area are young and middle-adults people. The average of age range is 47 years old. Other demographic characteristics can be observed in tables below.

Table 5: Education Background of Kumsal Residnts

		Count	Table Total N %
Education	None	0	0
	Primary School Level	2	5.4%
	High School	14	37.8%
	Undergraduate Level	14	37.8%
	Master Level	4	10.8%
	PhD Level	2	5.4%

Table 6: Nationality of Kumsal Residnts

		Count	Table Total N %
Nationality	TR	3	8.1%
	KRNC	33	89.2%
	TR/TRNC	1	2.7%
	Other	0	.0%

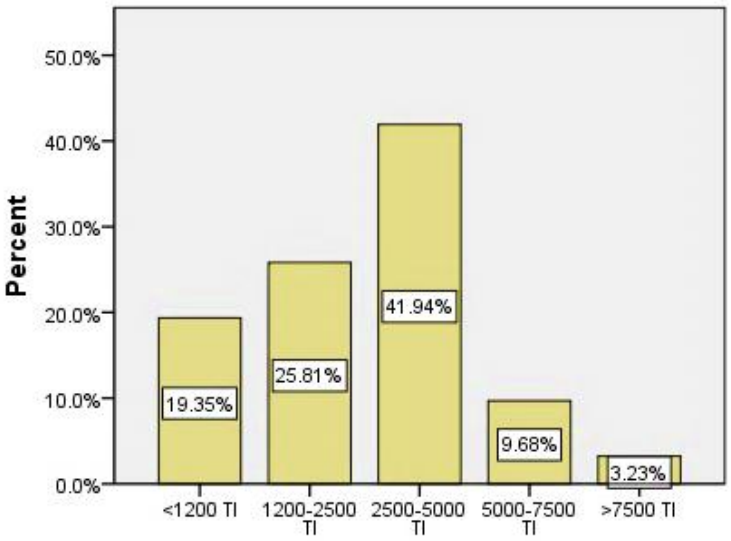

Figure 12: Income Level of Respondents

According to Table 5 and Table 6, most of the residents are in close educational level with almost same nationality.

As it was mentioned income level has effects on quality of an area. However if low-income residents are replaced with middle-income, it would cause the area decline

through the time. Fig.12 shows that, 41% of respondents are middle-income that mostly relates to the row houses. The lower income people mostly were related to tenants and apartments surrounding row houses.

According to income-level, educational background, nationality; the residents are almost in the same socio-cultural level.

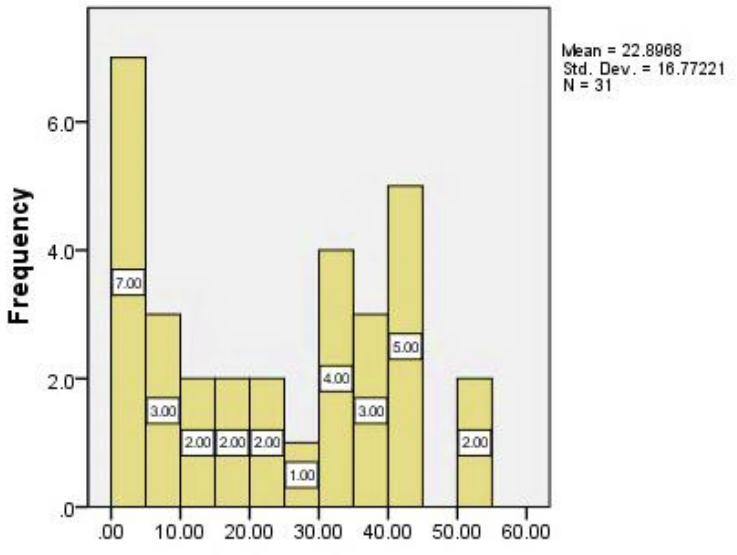

Figure 13: Length of residence

Table 7: The Reasons of Kumsal's residents for Selecting their Living Environment

		Count	Column N %
The Reasons for Selecting their Living Environment	It was economic	3	8.3%
	It had a good quality	29	80.6%
	It was a calm area	14	38.9%
	It had a good accessibility	18	50.0%
	It had been not my choice (given by government, inherited, it is my family house,...)	4	11.1%
	Other	1	2.8%

Residents were asked about their length of residence to understand if they have been enough in the place to percept the transformations occurred in area through the time up to now. The average length of living is 23 years (Fig.13); about half of the respondents (16 families) are living there more than 23 years. Residents also were asked about their reasons for selecting the area for their living environment, to understand if they have chosen their residential for its quality or not; and if it has had a good quality before or not. According to Table 8, 80.6% of the choices had been because of good quality, 38.9% mentioned it was calm and 50% mentioned it had good accessibility to daily needs. As most of respondents had been living there for years and sometimes for hole of their life, it can be concluded that the area had been in an acceptable physical, environmental and social condition at first. Those who mentioned it was economic are more tenants and new resident (Table 7).

For investigating the problem according to new layers that has added to the residential area through the years it was questioned that if there is any incompatible function in the area or not and which functions are acceptable in their residential area, that are related to acceptable land uses through a residential area.

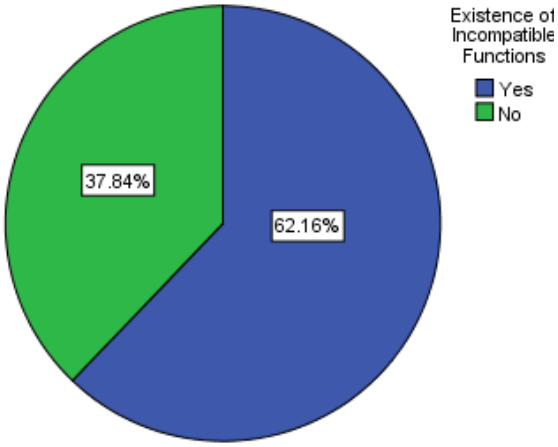

Figure 14: Existence of Incompatible Functions

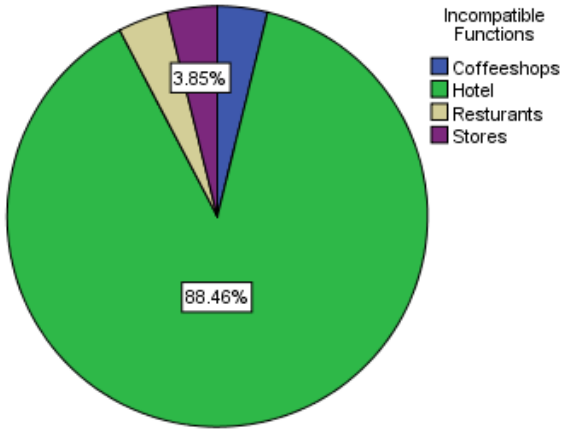

Figure 15: Incompatible Functions

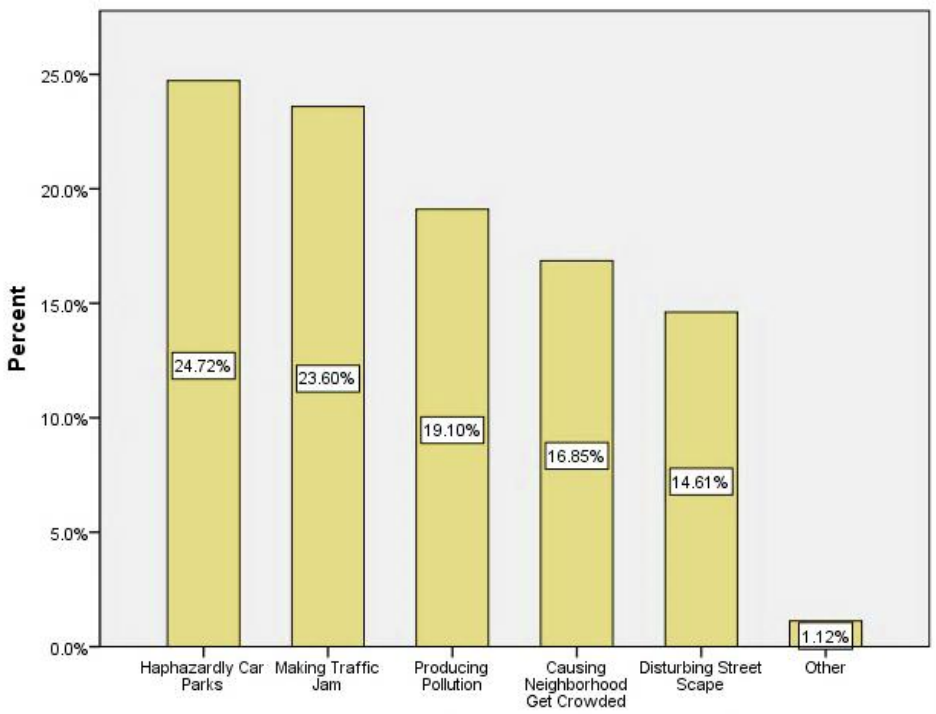

Figure 16: The Reasons of Incompatibility of Specified Function

62.16 % mentioned there are incompatible functions in their residential area (Fig.14) and 88.46% pointed out Merit Hotel as significant incompatible function (Fig.15). However, their dissatisfaction was mostly because of environmental problems such as car park, traffic problem, producing pollution and social problems such as arrival of strangers who come for Hotel and Casino (Fig.16).

Residents do not have problem directly with the hotel function in fact they have problem with the consequences of that. The proximity is important in this case. At the homes which were nearer to the Hotel, the residents were more uncomfortable with that; and also scale in important. There was just Hotel in a large scale as a non-residential function near the survey area. However there are other non-residential functions as restaurants, coffee shops (especially those which are located in Mehmet

Akif street), barber, boutiques, clinic, laundry and real state agency but they are in a proper proximity and walking distance or their activities are in small scale.

19.10 % of respondents say Merit Hotel produces pollution (noise, odor, waste disposal) (Fig.17); 24.72% mentioned it has made park problems; hotel has park lot but people park outside in the streets or it gets full. (Fig.18- 19) 14.61 % referred to disturbing the streetscape (Fig. 20). One resident stated there is time to time fight among people.

Figure 17: Solid Waste Problem Behind Merit Hotel

(By Author, 2012)

Figure 18: Parking Lot of Merit Hotel

(By Author)

Figure 19: Parking Problems which are cause by Merit Hotel

(By Author,2012)

Figure 20: Disturbed the street skyline and overshadowing on row houses by Merit Hotel,

(By Author, 2012)

Table 8: Acceptable Functions and Facilities in Kumsal Residential Area

		Count	Column Total N %
Acceptable Functions and Facilities	Parking Spaces	35	94.6%
	Sport Arenas	4	10.8%
	Educational Institutes	7	18.9%
	Children's Playground	18	48.6%
	Open Spaces	2	5.4%
	Offices	4	10.8%
	Green Areas	1	2.7%
	Cultural Centers	1	2.7%
	Retails	5	13.5%
	Coffee Shops	12	32.4%
	Restaurants	14	37.8%
	Accommodation	12	32.4%
	Religious	8	21.6%
	Urban Furniture	3	8.1%
	Public Transport Services	5	13.5%
	Sport facilities	3	8.1%
	Recreation Facilities	6	16.2%
	Other	0	0

According to requirements for future of the area and possible transformations in future, residents were asked what kind of functions are acceptable in their neighborhood (Table 8) and what kind of functions and facilities are required (Table 9).

From list of acceptable functions in Table 8, it is obvious that the most percentages relates to parking space, children's playground, restaurant, coffee shops and accommodation.

Table 9: Required Functions and Facilities in Kumsal Residential Area

		Count	Column Total N %
Required Functions and Facilities	Parking Spaces	35	94.6%
	Sport Arenas	11	29.7%
	Educational Institutes	1	2.7%
	Children's Playground	6	16.2%
	Open Spaces	6	16.2%
	Offices	1	2.7%
	Green Areas	11	29.7%
	Cultural Centers	7	18.9%
	Retails	0	.0%
	Coffee Shops	4	10.8%
	Restaurants	3	8.1%
	Accommodation	0	.0%
	Religious	1	2.7%
	Urban Furniture	1	2.7%
	Public Transport Services	8	21.6%
	Sport facilities	8	21.6%
	Recreation Facilities	3	8.1%
	Other	1	2.7%

According to Table 9 parking spaces, green areas, sport arenas, public transport services and sport facilities are most required than other functions according to future policies for the area. They are functions with more recreational theme and functions which have less negative environmental impacts.

For determining future policies of the area, it was required to define the residents' satisfaction with quality of existing functions and facilities as well.

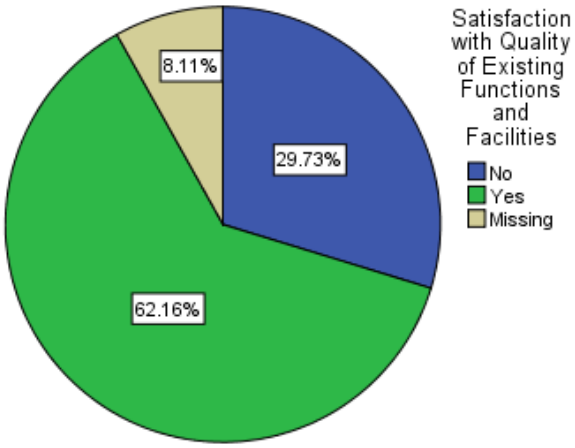

Figure 21: Satisfaction with Quality of Existing Functions and Facilities

62.16 % of respondents are satisfied with quality of existing functions, 8.11% did not answer to this question and 29.73.5% are unsatisfied with that (Fig.21). Producing pollution, making parking problem were the reasons of dissatisfaction. The percentage of satisfaction shows that incompatibility is just according to the environmental impacts of the non-residential functions not the type of function.

Socio-cultural quality is analyzed through questions about safety, privacy, social relations and belonging sense to residential area.

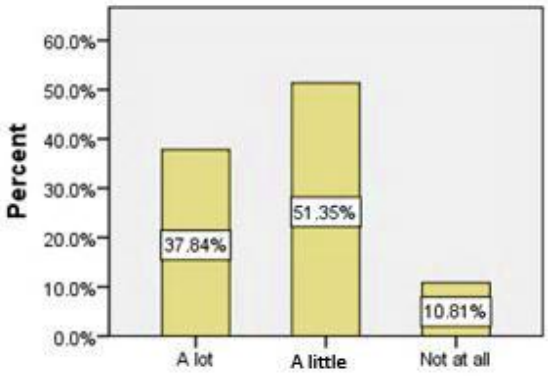

Figure 22: Feeling Safety in Neighborhood at Daytime

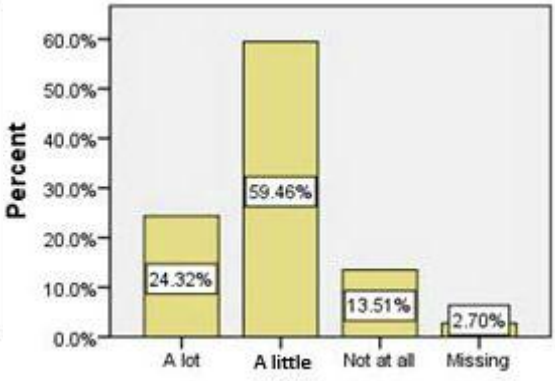

Figure 23: Feeling Safety in Neighborhood at Nighttime

Table 10: Reasons of Insecurity feeling at Day-time

		Count	Column Total N %
Insecurity feeling at Day-time is because of:	-Increasing of Neighborhood Population	16	43.2%
	-The non-residential functions has caused strangers lingering around our building	6	16.2%
	-Of my neighbors	2	5.4%
	-The stores nearby tend to attract trouble makers	4	10.8%
	-The rates of theft and robbery are high in the neighborhood	8	21.6%
	Other	0	.0%

Table 11: Reasons of Insecurity feeling at Nights

		Count	Column Total N %
Insecurity feeling at Nights is Because of:	-the neighborhood is not active at nights	2	5.4%
	-Strangers lingering around our building	15	40.5%
	-The stores nearby tend to attract trouble makers	6	16.2%
	-The rates of theft and robbery are high in the neighborhood	12	32.4%
	-Other	1	2.7%

Residents do not feel security in both daytime and nighttime (Fig.22-23). Their unsecure feeling in daytime is displayed on Table 10 and mostly is because of increasing neighborhood population that is related to arrival of strangers and immigrants as new residents. The area is more unsecure at nights because of strangers, who come to area mostly because of casino, and increasing rate of theft and robbery (Table 11). One resident has mentioned to inadequate lightening at nights. Totally, during one day it is non-residential functions that decrease safety because of attracting strangers and crowding the area, and also increasing population in neighborhood that relates to new residents.

Privacy is another indicator of socio-cultural quality. The resident's feeling about this indicator is distinguished in Fig.24.

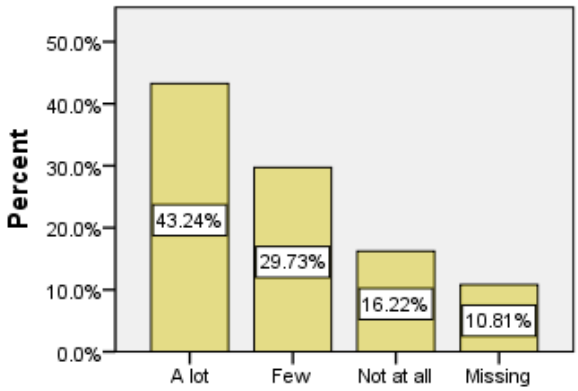

Figure 24: Privacy in Residential Area

Table 12: Reasons of Disturbing Privacy

		Count	Column Total N %
Reasons of Disturbing Privacy	-Overshadowing of surrounding buildings	2	5.4%
	-Increasing density of population	11	29.7%
	-Transition of strangers within the area	9	24.3%

The causes of not feeling private are identified as Table 12. They mostly have their own privacy but according to proximity to the Hotel they feel their privacy is disturbing by increasing in population and arrival of strangers. The hotel is overshadowing on opposite houses so they have lost their privacy. These problems have caused residents lose their privacy in the outdoor spaces.

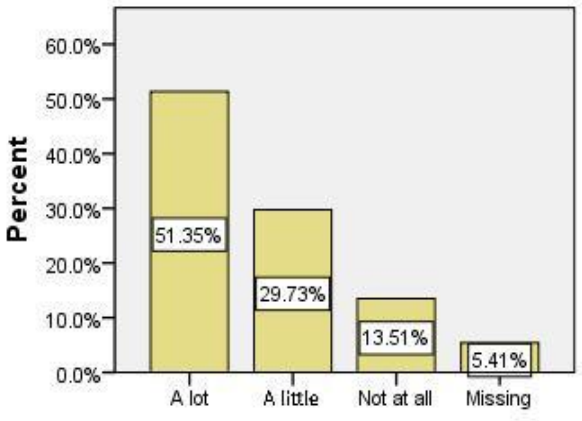

Figure 25: Feeling of Belonging to Neighborhood

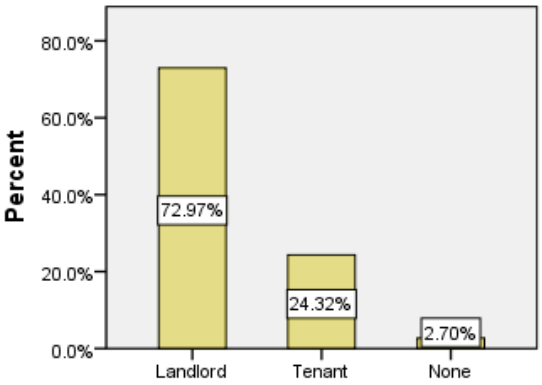

Figure 26: Ownership Status

Table 13: Reasons of not Feeling Belonging to Residential Area

		Count	Column Total N %
Reasons for Lack of Belonging Sense	-Changing socio-cultural fabric of the neighborhood	10	27.0%
	-Changing the physical environment of the neighborhood	8	21.6%
	-New comers and creating unfamiliar atmosphere	10	27.0%
	-Not feeling confidence with the quality of my residential area	8	21.6%
	-Decreasing unity between residential units (The area sense more commercial or ...)	4	10.8%
	Other	0	.0%

Half of residents feel completely belonging to their residential area (Fig.25). The 72.97% owner status (Fig.26) is one of the reasons of feeling belonging. Those who do not feel belonging to the area, state that the reasons are related to changing socio-cultural and physical situations of neighborhood, and arrival of new residents is another transformation of the area which has effected on belonging sense. These problems somehow decrease sense of residential area because of decreasing non-residential functions (Table 13).

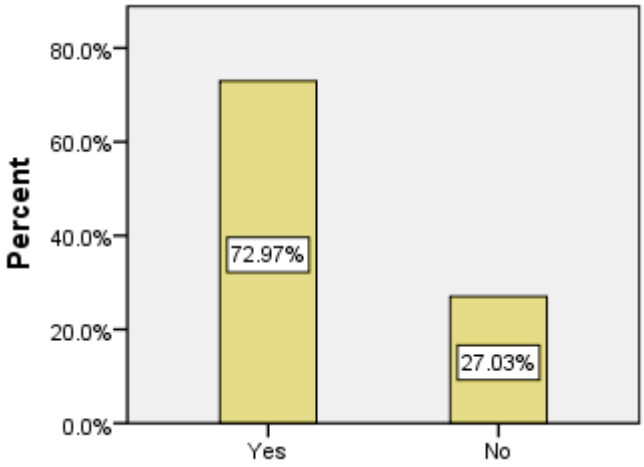

Figure 27: Feeling Unity with Neighbors

Table 14: The Reasons of not Feeling Unity with Neighbors

		Count	Column Total N %
The Reasons of not Feeling Unity with Neighbors	Not Same in Cultural Level	9	24.3%
	Not Same in Economical Level	2	5.4%

According to Fig.27 most of the residents feel unity with their neighbors and just about 27.03% think that they are not in same cultural level that is related to new neighbors that are immigrants (Table 14)

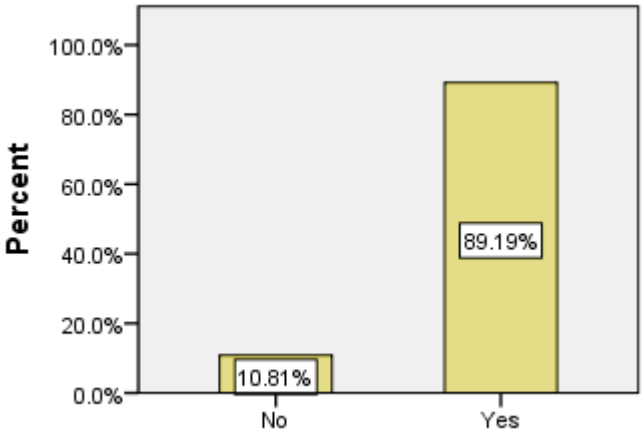

Figure 28: Willing to Have Social Relation with Neighbors

Table 15: Resident's Willing for Social Relation with Old and New Neighbors

		Count	Column Total N %
Relation with neighbors	Yes, with my old neighbors	20	54.1%
	Yes, with my new neighbors	4	10.8%
	Both	9	24.3%

Most of the residents are willing to have social relations with their neighbors (Fig.28) especially with old neighbors. From 89% of those who want to have social interaction with neighbors, 54% willing to have social relations with their old neighbors. It shows that in future there will not be social relations with new neighbors and those who stay in the area (Table 15).

Lack of safety, privacy, belonging sense and neighbors' social interaction problems are mostly according to impacts of arrival of immigrants and forming non-residential functions (mostly related to hotel). This shows that if the current residents leave the

area immigrants and lower income people are replaced; and if non-residential functions increase, area will more lose its socio-cultural quality.

Table 16: Resident's Preference about Places for Meeting Neighbors

		Count	Column Total N %
Where do you prefer to meet your neighbors?	At home	21	56.8%
	In outdoor spaces	3	8.1%
	Both	8	21.6%

Residents are willing to meet each other in their homes rather than outdoor spaces. There should be some places to attract neighbors and gather them together to improve social interactions (Table 16).

Table 17: The Resident's Anticipation about Changing Their Residential Area in Future (2-10 years)

		Count	Column Total N %
Do you think you will change your residence in future?	No	21	56.8%
	Yes and it relates to area problems	8	21.6%
	Yes but it does not relate to area problems	6	16.2%

Table 18: Affordability for Maintenance of their Homes

		Count	Column Total N %
Can you afford for the maintenance of your home and neighborhood?	No	8	21.6%
	Yes	27	73.0%

Table 19: Rate of Change in Population

		Count	Column Total N %
Rate of Change in Population	High	27	73.0%
	Medium	7	18.9%
	Low	1	2.7%
	None	0	.0%

To estimate the social situation of residential area in future it was needed to ask residents about their perception about that. There are some old residents (21.6%) who want to change their living environment in future, between two to five years, because of negative impacts of transformations and quality problems (Table 17). Therefore, social relation will be more limited in future because of preferring to have social interaction with old neighbors.

Residents feel that rate of changing population is high and this rate is because of immigrants. (Table 19)

According to Table 20, the 64.9% of residents feel that the most significant type of population-change is increasing in population and the population change or replacement more occurs with lower income people in their point of view. (Table 21)

Table 20: Type of Population Change

		Count	Column Total N %
Type of Population Change	Replacement	8	21.6%
	Increasing population	24	64.9%
	Decrease in population	2	5.4%

Table 21: Types of Replacement and Increase in Population

		Count	Column Total N %
The replacement and increase in population occurs with:	Lower income people	22	59.5%
	Same level	2	5.4%
	Higher income people	0	.0%
	No idea	8	21.6%

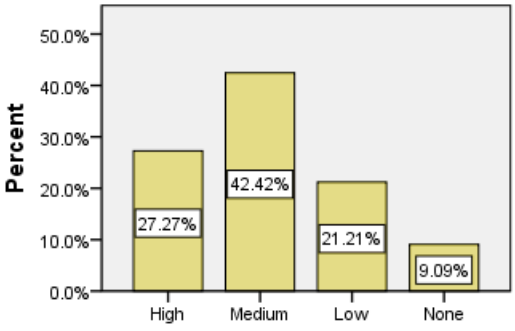

Figure 29: Rate of Forming New Development and New Functions in Neighborhood

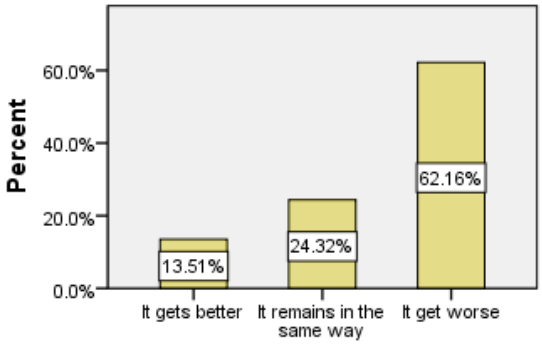

Figure 30: Quality of Residential Area through the Time

Residents feel that rate of forming new development in the area is medium and it shows that they feel atmosphere of area is changing. (Fig.28)

The most important point is that 62.16% of residents feel that the socio-cultural quality of the area is getting worse (Fig.29).

4.5 Discussion

According to data analyses, impacts of transformations are formed as: 1) environmental problems such as parking problem, producing pollution and changing physical condition; 2) socio-cultural problems such as increasing population of the area, which is caused by non-residential functions, and arrival of new residents.; 3) economic status of the area decreases because lower-income residents are residing in the area. If the environmental, social and economic problems remain unsolved, the quality of the area will be more decreased, socio-cultural problems occur due to impacts of transformations, such as decreasing safety, privacy sense, belonging sense, feeling unity with neighbors, social relations. Finally, residents leave the area to reside in a more qualified residential area. Lower income people, will be replace with middle-income residents and socio-cultural quality of the area will be changed.

There should be policies to keep the residents in the area and stop residing lower income people with different cultural level. There are some suggestions, for preserving the area from forming incompatible functions; or improving quality according to negative socio-cultural consequences of developing transformations as fallows in Table 22:

Table 22: Policies for Sustaining Socio-Cultural Quality

	Possible Impacts of Incompatible Transformations on Indicators	**Socio-cultural Consequences**	**Policies for Sustaining Socio-Cultural Quality(before & after forming transformations)**
Health indicators • Noise • Pollution (swage and waste disposal) • traffic density • Visual pleasure	• Producing pollution, noise and waste disposal • Increase traffic density which produce noise and visual misery • Visual misery	• Threat health and comfort of residents	• Consider Functions which produce less noise, pollution and waste disposal • Considering buffer zones to reduce impacts such as noise and separating waste disposal place from residential area
Physical Indicators • Aesthetic (façade, scenery) • design (Material, construction type) • Amount of space • Streetscape • Scale	• Creating overshadowing and disturb street scape by incompatible scale or inadequate proximity • Design of blind corners	• Disturb privacy by overshadowing and threat comfort of residents • Decrease safety • Decreases sense of residential place by increasing non-residential units in large scale	• There should be a compatibility between scale and pattern of the residential units and new developments • Attention to overshadowing on surrounding buildings • Eliminate blind corners • Considering balance between open spaces and built -E • Considering capacity for preventing increase of population through residential areas • Well-designed social spaces to attract residents

Table 22 (cont.): Policies for Sustaining Socio-Cultural Quality

	Possible Impacts of Incompatible Transformations on Indicators	**Socio-cultural Consequences**	**Policies for Sustaining Socio-Cultural Quality(before & after forming transformations)**
Functional Indicators • Access to amenities (sport areas, children's playground, religious and educational institutions, open spaces, cultural zones, green spaces, recreational services, parking places, Transport services, urban furniture, parking lots) • Ease of movement • Accessibility	• Make trouble in transportation and access (Traffic jam) • Make parking problems by Inadequate parking space • Obstructing sidewalks	• Disturb comfort of residents • Decrease privacy, safety, belonging sense	• Considering functions which make less traffic density • Considering adequate parking spaces for avoiding haphazardly car parking in front of the houses • Considering functions which attract less population • Providing public transport services to reduce automobile use • Exploring the existing potentials for changing functions or reuse to enhance environmental benefits (considering vacant lands for green areas and parking spaces or other required functions) • Attention to required functions in the area • Protecting other amenities • Considering spaces for social interactions (green spaces, children's playground

Table 22 (cont.): Policies for Sustaining Socio-Cultural Quality

	Possible Impacts of Incompatible Transformations on Indicators	**Socio-cultural Consequences**	**Policies for Sustaining Socio-Cultural Quality(before & after forming transformations)**
Investment statues and pecuniary affairs • **Costs** • **Upkeep and care**	•Decrease costs (rents, transaction of lands and buildings) •Decrease affordability for maintaining of houses and neighborhood by causing lower income people come to area •Decrease new investments	• New residents with lower economic and different cultural level	• Considering functions which attract investments for other proper functions • Reinvestments for creating desirable functions for decreasing negative impacts of incompatible ones
Socio-Cultural Atmosphere • **Safety** • **Privacy** • **Convenience and belonging sense** • **Neighborhood relations and interactions** • **Social activities** • **Homogeneity**	•Attracting trouble makers •Make area crowded by attracting other people •Limits social activities of residents •Locating new residents with different cultural levels •Replacement •Decreasing safety, privacy, belonging sense, unity	• Decreasing socio-cultural quality	•Considering Local functions for use of residents to reduce arrival of strangers to area or considering separate circulation from residential area •Considering transformation that strength social relations •Transformations which attract people with same cultural level •Consulting with related parties •Considering social groups as Resident's participation in decision making

Chapter 5

CONCLUSION

Residential areas are facing with transformations and new functions which occur within their neighborhoods. Sometimes the transformations are unacceptable by existing residents according to their negative impacts. The influences of negative impacts are different due to the scale and type of transformations and change the established layers of residential areas through the time. In other words, physical, socio-cultural and economical quality of an area, change through transformations. Negative impacts on environmental, social and economic indicators of quality, generate socio-cultural consequences and change socio-cultural structure of the residential area.

According to decreasing quality of the residential area, residents increase their threshold or they decide to leave the area and change their living environment. Lower income people are replaced with old ones. The ownership statues change. Tenants usually have less sense of belonging to their residence and they cannot or they do not want to afford the maintenance of their residence. Therefore, physical quality decrease more. There will be interaction between old residents and new ones because of cultural level or economic level differences. Finally, social relations and cultural context of the residential area change and it leads to decline.

In some countries for enhancing socio-cultural quality of declined areas new-build gentrification process is used to invest capital to replace middle-income people with low-income people. However, by displacement, the problem is shifted to another place.

To prevent these stages, sustaining the quality of a residential area is a significant solution before induced replacements. For sustaining socio-cultural quality of an area, it is required to keep the residents in the area. Accordingly, it is needed to provide residents' satisfaction.

There are two perspectives according to considering policies for sustaining socio-cultural quality: 1) Policies for prevention of forming incompatible transformations, 2) Policies for improving quality after forming incompatible transformations.

According to first perspective, the planners can ask residents to participate in process of decision-making. Acceptable functions by residents with suitable scales, should be considered for the area in appropriate walking distance. The capacity of the area should be considered according to increasing population. Social characteristics of population which a function, attract to the area should be considered.

According to second case, some policies should be considered to mitigate and remedy the environmental, social and economic problems and improve quality of the residential area. Considering acceptable and required functions which enhance the social relations such as public open spaces, sport arenas, green spaces, cultural centers and children's playground. The new functions should attract investments for

other residential requirements. The potential and positive points of the area should be dominated to enhance the quality of the residential area.

If there are non-residential units in the area, accessibility to that functions should not make problem for the accessibility of residential area or a separate accessibility from residential circulation, should be considered.

This study is undertaken to raise awareness about socio-cultural consequences of transformations and non-residential functions in residential areas for policy makers and planners to consider proper land uses or functions. Residents' participation can be considered for decision making for planning processes of neighborhood.

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APPENDICES

Appendix A: Questionnaire

Demographic Features:

Male☐ Female☐

Age of your family which live with you:

	Age/Gender			Age
Your age			Father	
Spouse			Mother	
Child1			Father in low	
Child2			Mother in low	
Child3			Grandfather	
Child4			Grandmother	
Child5			Other(specify please)	

What is your educational background?

Some high school courses☐ Diploma☐ Undergraduate Level☐ Master Level☐ PhD Level☐

What is your spouse educational background?

Some high school courses☐ Diploma☐ Undergraduate Level☐ Master Level☐ PhD Level☐

What is you nationality?

TR☐ TRNC☐ TR/TRNC☐ other☐ (please mention)

Family Head's occupation:

_____

(If there are more than one according to head occupation please mention the occupation
status)_____

Your ownership status:

Landlord☐ Tenant☐ None☐(please specify)

Your income level:

Less than 1200 TL☐ 1200-2500 TL ☐ 2500-5000 TL ☐ 5000-7500 TL ☐

more than 7500 TL☐

How long are you living here?

_____

Have you been the first occupant of this home?

Yes☐ No☐

==========

1. Which functions are acceptable in your neighborhood area?

Sport Arenas☐ Educational Institutes☐ Children's Playground☐ Open Spaces☐

Green Areas☐ Cultural Centers☐ Retails☐ Coffee Shops☐ Offices☐

Accommodations (Hotel, guest-house,…)☐ Religious Places☐ Restaurants☐

Public Transport Services☐ Sport Facilities☐ Recreational Facilities ☐

Urban Furniture☐ Parking Space☐

Other☐(please Specify)_____ _____

2. Is there any incompatible (displeasure) function in your neighborhood and what is that?

_____

If yes :

What is the reason?

It produces pollution (noise, odor, waste disposal)☐

It makes traffic jam☐

It disturbs the street scape☐

It causes neighborhood get crowded☐

It causes haphazardly car parks☐

Others
(specify)_____

3. Which functions or facilities are required in your neighborhood area?

Sport Arenas☐ Educational Institutes☐ Children's Playground☐ Open Spaces☐

Green Areas☐ Cultural Centers☐ Retails☐ Coffee Shops☐ Offices☐

Accommodations (Hotel, guest-house,…)☐ Religious Places☐ Restaurants☐

Public Transport Services☐ Sport Facilities☐ Recreational Facilities ☐

Urban Furniture☐ Parking Space☐

Other☐(please Specify)_____ _____

4. Are you satisfied with the quality of existing functions and facilities in your neighborhood?

Yes☐ No☐

If not please mention the cases and the causes

_____

5. Do you feel safe in your neighborhood at day time?

A lot☐ A little☐ not at all☐

I don't feel secure because:

Increasing of population in the neighborhood☐

The non-residential functions has caused strangers lingering around our building☐

Of my neighbors☐ (please explain why)_____

The stores nearby tend to attract trouble-makers☐

The rates of theft and robbery are high in the neighborhood☐

Other☐ (please specify)

_____

6. Do you feel safe in your neighborhood at nights?

A lot☐ A little☐ not at all☐

I don't feel secure because:

The area is not active at night☐

There are often strangers lingering around our building☐

The stores nearby tend to attract trouble-makers☐

The rates of theft and robbery are high in the neighborhood☐

Other☐ (please specify)

_____

7. Do you have your own privacy in your residential area?

A lot☐ A little☐ not at all☐

I don't have, because of:

Overshadowing of surrounding buildings☐

Increasing density of population ☐

Transition of strangers within the area☐

8. Do you feel belonging to your neighborhood?

A lot☐ A little☐ not at all☐

I don't feel belonging because of:

New comers and creating unfamiliar atmosphere☐

Transforming of residential fabric and landscape ☐

Do not feeling confidence with the quality of my residential area☐

Decreasing unity between residential units (the area sense more commercial or…)☐

Other (please mention)_____

9. Do you feel unity with your neighbors?

Yes☐

No, not same in cultural level☐

No, not same in economic level☐

10. Are you willing to have social relations with your neighbors?

Yes, with my old neighbors☐

Yes, with my new neighbors☐

No☐

11. Where do you prefer to meet your neighbors?

At home☐ in outdoor space (parks, open spaces, shops …) ☐

12. Is there any community organization within your neighborhood supporting neighbor's affairs?

Yes☐ No☐

13. Do you think you will change your residence in future?

Yes☐ No☐

If yes
why?_____

14. Your reasons for selecting your living environment:

It was cheap ☐

It had a good quality☐

It had a calm neighborhood ☐

It had good accessibility to daily needs ☐

It had been not my choice (given by government, inherited) ☐

Other☐(please
specify)_____

15. Can you afford for the maintenance of your home and neighborhood?

Yes☐ No☐

16. What do you think about rate of change in population?

High☐ Medium☐ Low ☐ none☐

If it is high what is the reason from your point of view?

_____

17. The type of population change:

Replacement☐ Increase in Population☐ Decrease in Population☐

18. The replacement and increase in population occurs with:

Lower Income People☐ Same level ☐ Higher Income People☐ No Idea ☐

19. What do you think about the rate of forming new developments and new functions in your neighborhood?

High☐ Medium☐ Low ☐ none☐

20. How can you define the quality of your neighborhood through the time?

It gets better ☐ It remains in the same way☐ It gets worse☐

If there is any point about your residential area and neighborhood please mention:

_____

_____

_____

_____

_____

Thank you for your courtesy