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RESEARCH ARTICLE

INTEGRATION WITH THE TOWN PRINCIPLE IN RESIDENTIAL AREA PLANNING

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Abstract

Nowadays, residential areas in the cities are increasingly getting converted into “gated communities” all over the world. This conversion is bringing some very important negative results to the human life and cities.

In this paper, the concept of closed residential areas are handled in terms of “urban planning”. In this respect, some examples of residential areas as gated communities and the different classifications of them are given both from Turkey and other countries. Then, making an evaluation of these examples, the causes and consequences of separating the residential areas from environment are listed according to their importance.

In continuation, the main principle which is the “integration of residential areas and the city” is concluded as the first and most important solution for the correction of negative results by explaining the difficulties of using it.

As the result, the determined main steps shall be used in planning the residential areas and explained them with a help of schema.

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1. INTRODUCTION

Residential Areas and Their Place In The Town

The demands regarding many numerous functions in human lives reflect in the physical texture of the town as four primary functions: housing zones, workspaces, recreation areas and transportation areas; and their content is as mentioned below (Çetiner 1979, 84-85).

- Housing Zones: Housing settlements in the specified urban settlement units: housing groups, neighbourly unit, neighbourhood, locality, town, metropolis
- Working Areas:
 1. Agriculture, forestry, fishing and mining areas as first sector,
 2. Industrial areas including manufacturing, building, production and infrastructure services as second sector,
 3. Social facility services areas like commerce, education, health, culture and administration as third sector,
- Recreational Areas: sports, resting, games, recreation, fun, tourism and cemetery areas.
- Transportation Areas: These areas are covered by pedestrian and vehicle transportation network which in all urban settlement units and linking them.

All these areas shortly mentioned above are dependent on each other and the deficiency of any of them makes the existence of the other meaningless. It's clear that, in a town where there's no residential areas, the existence of the other areas can't be stated. Because the lives of the people living in towns require being in contact with these

areas. Therefore, a town is a whole settlement including main function areas interacting with each other or different from each other. It's because of that, the connection and the totality between the areas don't accept the physical borders separating these differently functioning areas mentioned above.

The residential areas the reason for the existence of the main function areas mentioned above, housing the night population of the town, can also be defined as the "mainly housing settlements" where population in the town live. The main reason for why it's defined so is, residential areas are not just of the houses but also they include the facility areas where daily needs of the houses at least can be met. This situation can be explained in the structural architecture of the settlement units in different categories.

In the Figure 1, as it's seen in the diagram (Karagüler 1994) developed with the inspiration from Prof. A. E. Egli's system diagram explaining the hierarchy of settlement units; as the population increases because of the fact that the settlement unit category will be increase too, different kind of facility areas will increase in both quantity and quality., and therefore, the percentage of the residential areas will decrease compared to the other function areas. In other words, as it's seen in the Figure 2, (Karagüler 2003) as the settlement unit decreases, the proportion of the residential areas increases compared to the other function areas. In neighbourhood unit this proportion rises to the top.

Figure 1: The diagram developed with inspiration from the Prof. A. E. Egli's systematic diagram explaining the levels of the town settlement units.

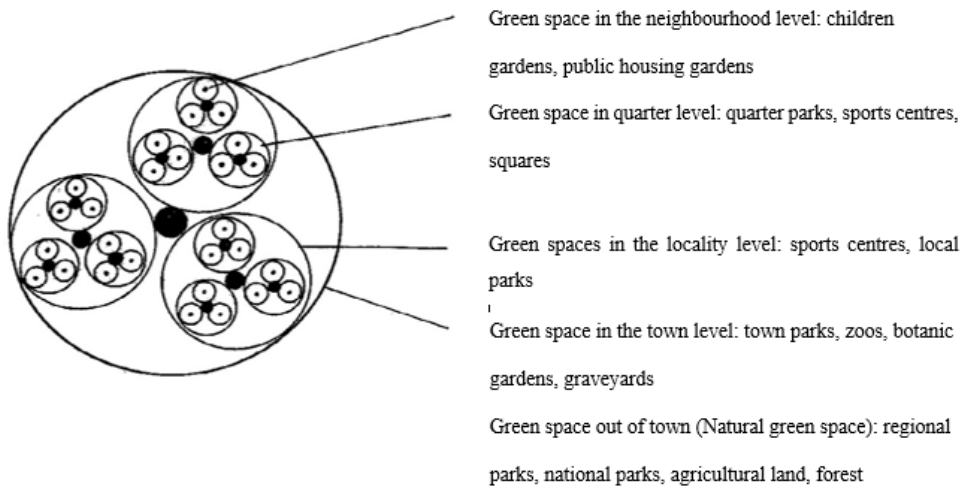
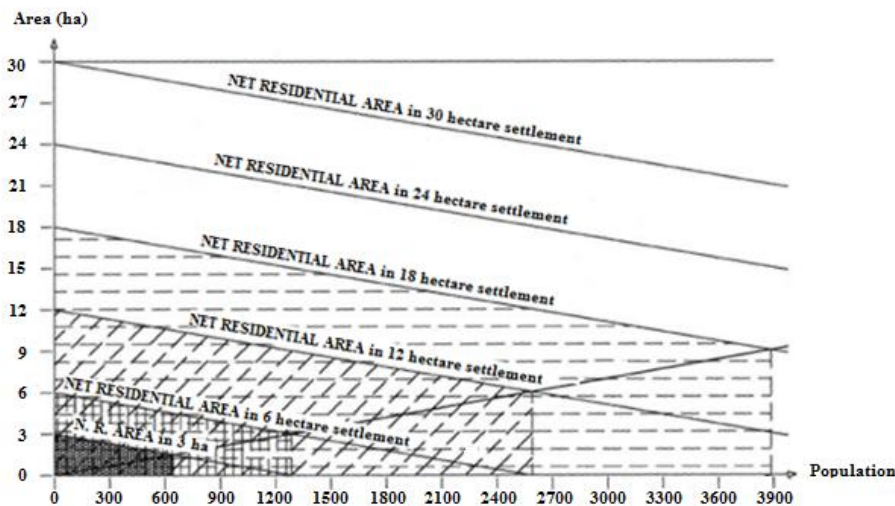


Figure 2: In size of the different settlement areas; relationship of net residential areas and facility areas changing according to the population.



It can be said in the light of these explanations that, while planning a residential area, making the connection of these areas with, in regard of other residential areas in one hand and the daily, weekly, monthly consumption by the facility areas of the other high-category settlement units and the main function areas of the whole town on the other hand must be essential.

2. EXAMPLES OF THE PLANNING-PRACTISING CONCERNING THE CURRENT RESIDENTIAL AREAS

As there may be residential areas which can be entered and left as in the case of the other parts of the town constructed with the planned development structure; and can have a direct relationship with settlements in each category, compatible with the town planning; residential areas and constructions broken off the connections with the surrounding due to the different sociological, economical, technological etc. developments developing vertically or horizontally also started to occur.

2.1. Transformation of Residential Areas in Turkey

Public housing zones in Turkey were created areas by the governmental institution from 1946 to 2000s, and were usually far from the city centers, planned around the city. These public areas were the housing settlements with the facilities that only can meet the daily needs, and without a limited surrounding, in the scale of a quarter having relations with the city and the nearby surrounding locality. As the typical examples of this kind of public residential areas, as it's seen in the Figure 3 and 4; Levent, Ataköy and Başakşehir public residential areas in Kağıthane from Istanbul can be given.

Figure 3: Old residential areas of Levent. **Figure 4:** Ataköy Housing Blocks.



Mass residential area constructions in Turkey, with the 2000s, sliding mostly to the private sector directly or indirectly, show tendency to develop as “housing sites” broken off the bounds with the surrounding with the effect of the ownership of the land passing totally from government to the private.

The classification of the popularizing closed residential areas can be done in different bases due to the differences they hold, under the main characteristic that they're separated from the surrounding. Among the many classifications on this matter, according to the one has done for closed residential areas in Istanbul; closed housing settlements are dealt with in four different types (Baycan and Gülümser 2007):

- Gated Towers
- Gated Villa Towns
- Gated Apartment Blocks
- Gated Towns

The types above may vary in case of the changeable qualities coming forth when the public housing settlements are approached in different viewpoints. For example, when the gated apartment blocks in Istanbul are

viewed in terms of the importance of relationship with the city, this kind of constructions may not fit this classification.

However, when it's perceived as their private entrance and their being closed to the surrounding, the situation is different.

In this text, the fact that the important factor determining the classification is the level of the facility structures within these residential areas along with their being closed to the surrounding is highlighted. Because, this is the main factor determining either breaking off or not of the relationship of the housing lives with the surrounding.

People start not using the surrounding locality and eventually the city as they have the facility to meet their daily, weekly, monthly needs within their own housing site or block system.

A great portion of the mass housing sites broken off from the surrounding in Turkey appear in the large cities as housing sites. It's stated that 20% of the planned residential areas in Istanbul alone consist of closed sites. (Baycan and Gülümser 2007) In the Figure 5 and 6, various examples of these sites can be seen.

Figure 5: Housing sites, Bosphorus City, Istanbul. **Figure 6:** Mashattan, Istanbul.



2.2. Transformation of Residential Areas around the World

Closed housing settlement areas, are although emerged with increasing importance of the individual life after the post-industrial communal developments, showed a fast development since the 1970s especially. Closed residential areas in the world are seen as privatization and commodification of the common areas belonging to settlements. According to Glasze, the development of individual freedom idea became the emergence point of the closed residential areas. (Glasze 2005, 221-223)

The development of these areas is seen in United States of America rather as a result of the turning towards the social segregation of the upper income groups for an ideal life; in Africa, Asia and Brazil, because of avoidance and fear of criminals and security of surrounding. (Gooblar 2003, 321-324)

Closed residential areas in literature, is classified under many typologies according to different viewpoint of different authors. These classifications with authors and their viewpoints together are compiled (Baycan and Gülümser 2007) in a table, and can be summarized as below:

Blakely and Synder, made a classification in three main category according to life style, prestige, and the security as a prominence based on the closed residential areas in North America., and developed a typology including 9 categories with the subcategories of these.

Burke, developed five different categories of closed residential areas typology according to the observation of the developments in America, England and Australia communities' physical, social, characteristics and geographical locations; as "urban safety areas", "safety guarded apartment complexes", "guarded suburb housings", "guarded coast communities" and "rural settlement areas".

Luymes explains the closed residential areas totally controlling the communal differentiation in an axis system, categorizing according to a differentiation of the security system within a matrix system.

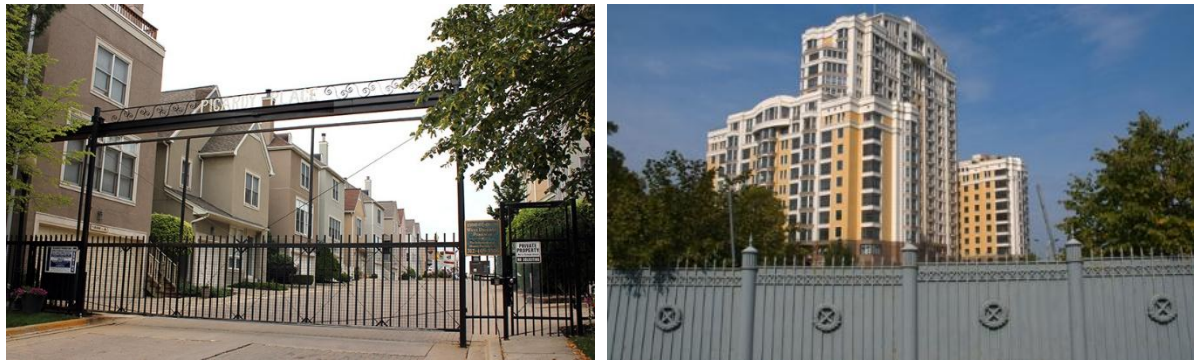
Grant and Mittelsteadt, developed a typology categorizing the closed residential areas according to the forms and levels of limiting- invading the surrounding

According to this typology, closed residential areas, the fact that they are encircled in various ways in the forefront; are divided into eight types as fancy closed entrances, sub-regions surrounded with walls, artificial closed entrances, streets with barriers, entrances semi-closed against the road, entrances closed against the road, limited restricted entrance areas, and limited controlled entrance areas. (Baycan and Gülümser)

2.3. Evaluation of the Planning and Practicing

The residential areas mentioned above, no matter it's according to which viewpoint or in what kind of typology, especially appear as the transformation from mass housing to the "housing sites". These housing sites developing increasingly till today, are closed to the other areas developing in the towns' natural structure by limiting their surroundings with the things like walls, bars, fence or wire netting as seen in the Figure 7 and Figure 8. These sites are usually located in suburban type settlements inside or outside the town, having the population rate of a quarter unit dimension or exceeding this dimension; because they're closed to the surrounding, except the daily needs, they also include facility areas like their own security, governing, and environment care units, malls in multiplex structures, indoor sports hall complexes and avenues meeting their weekly, monthly needs. That's why the life interacting with the local and town surrounding them should be minimized. With this aspect, it forms a "little new towns" in the town structure in a pathological construction.

Figure 7: San Francisco residential areas. **Figure 8:** Kievan, Ukraine residential areas.



Also, mega structural multiple housing buildings defined as "residence" in the town can be evaluated as closed mass housing zones mentioned above and others with their entrances closed to the surrounding and their intense services. However, the integration of the ones with the tower-type looks with the town can be said to be much more probable as the space they cover is in the same size with multiple-floor tall buildings' or skyscrapers' lot and they don't form a prevalent urban area. Yet, the importance of the effect of these vertical multiple housing structures within the town texture is a matter that also should be evaluated.

The main two physical reasons of these pathologic forms called housing sites or surrounded mass housings, are to increase the facility areas in quantities that exceed the daily need and to close the planning area to the surrounding.

When these two physical reasons are cleared due to the solving of the reasons in the chapter 2.4, "housing sites," "housing zones," or "residences" or however they are called, they live as sustainable residential areas not contradicting with the texture of the town and integrate it.

2.4. Reasons of Closing to the Surrounding for Residential Areas

Main important reasons for closed residential areas construction changing in terms of sociological, technological and urban density all around the world and in Turkey explained below is the point of the question. These reasons, sometimes may occur alone, sometimes some of them together, or also sometimes all together.

2.4.1. The Escape Request from the Dense, Fast and Tiring Life Conditions of Metropolis

Refined life search has calm, clean and safe for people in largely populated and metropolitan cities breaking away from dense, cramped and negative life conditions like dense traffic, noise, environmental pollution, visual pollution, insufficiency of green areas and car parks, communal danger etc. is first, among the most important reasons triggering the emergence of the closed residential areas purified from negative effects of the environment.

2.4.2. Decreasing Security in the City

The wish to pursuing a safe life can be an only reason to break away from the city, except the environmental problems mentioned above. In the cities with dense socio-cultural development, hazards such as increasing communal crimes, terror, fire, traffic accidents etc. are the reasons arising the need of spending their time outside the work in safer atmosphere outside the city at least for city people. Especially, closed residential areas outside the city continue their development as responding housing settlements to this need easily. As explained in 2.2, among the classification regarding closed residential areas, according to Burk, the viewpoint of the classification is almost completely safety oriented.

2.4.3. Ethnic or Elite Groupings - Prestige

People in the community may feel need to isolate common residential areas from environment emerged with the feelings and thoughts like being different, having prestige, being together with people like themselves within the ethnic, religious or elite groups and separating themselves from other groups to live in their own world. Therefore, by isolating themselves from the other different culture, income and social structure groups, they form the environments which are constructed according to their own conditions and built closed to the environment and live in that environment destroying the social diversity. By this way, they also support the proliferation of the houses as consumption entity in a way.

According to Blakely and Synder; closed sites which feature life style and are associated with consumption tendency are defined as “residential areas of households from generally middle and high-class income groups closed to outside and isolated, encircled with high-end security, offering recreational time facilities and shaped around this concept (Altun 2008).

According to Thorns, however, because the consumption is done to make an identity presented, he mentions it as it’s all about acquiring symbols like forming a style to acquire a new identity and status, dwelling in the right suburbs, joining clubs, communities and professional groups, having proper qualities and possessing (Altun 2008).

2.4.4. Earthquake Hazard

Earthquake resistance guarantee leads urban people, especially urban people in earthquake prone countries like Turkey, to dwell in housing zones and housing structures, having earthquake resistance guarantee. The fastest development of this orientation is experienced, with the suburbs formed outside the city although it’s against to the available development plan and with the housing zones almost pushed into the existing settlement areas, that’s why closed to the surrounding. This fact is some kind of a feeling of saving oneself from the earthquake hazard from the existing structure in the city which may be dangerous.

Especially in the settlements which are on the seismic belt, constructing the new structures developed as earthquake resistant compatible with the new regulations but constructing fast and without waiting for the ergonomically economic and social developments, again causes the construction of the mentioned separated from the environment areas.

2.4.5. Neighbourhood Nostalgia

“Neighbour” life symbolizing serene, calm and slow life is gradually deteriorating, dwellers meeting up by chance in multi-storey apartments lead their lives on the main streets living in housings ground floor of which are shops and the upper floors as housings. Therefore, community lands (neighbourhood coffeehouses, neighbourhood park, neighbourhood square etc.) along with the neighbourhood relationships gradually disappear. Hence, the wish of the urban people with their nostalgia to form a new modern neighbourhood returns with closed housing sites. However these closed areas can’t reflect the neighbourhood life at all. Although these closed housing sites are given names and identities and henceforth formal a neighbourhood organization, many researchers like Blakely and Synder, Maxwell, Low Johns explain that, this organization was a false one (Fudin 2006).

Neighbourhood is a small social settlement unit lived in a peace and related with district, consisting of dwellers with not a single type but various social qualities. In which close neighbourly relations can be established. Additionally a neighbourhood has preferred common areas with facilities and most of time it has a definite past. This definition, permits neither dwellers with one type of social qualities aggregate, nor switching off the environmental relationships limiting against the environment. That’s why, in these settlements for the use of one community it’s not possible to socialize with either the environment or among themselves.

2.4.6. Housings Becoming a Meta

The most perceptible reasons of why closed residential areas are closed to the surrounding is that the natural dwelling and living functions exceed the enough level and it's being perceived as a meta which can be bought and sold.

In case of one of the most natural need of human beings, housing right, being provided by the government, and its property, use care and cleaning of the environmental area, providing of any communication and transportation systems related to the environment are public duties, the housing won't have a buying-selling value, and there won't be an excessive housing market and competition. However, when housing construction shifts to private sector thus gaining a Meta quality to be bought-sold; it's natural that, it shaped its competition market, and started to be provided by the construction firms which present different kind of life styles with different types and qualities in order to appeal to the buyer with increasing beneficial demands. This development, although they're not used to this, made people emulate to different kind of housing types and life styles without thinking about the harmony with the environment, accelerated the construction of the housing sites which are closed to the environment with these reasons and opportunities of property right, and operate the facilities in area which are their own property.

3. THE RESULTS CREATED BY THE BARRIERS ENCIRCLING THE RESIDENTIAL AREAS

We can explain what kind of results the negativity emerging in the situation of residential areas getting encircled by some kind of barriers and stated as "miscommunication with the town" brings forth as below:

3.1. Inability to Benefit from Local Authority

As entering to a residential area which is closed to the surrounding is not possible directly, local authority services like care and the cleaning of the common green areas, canalizing, taking security measures etc. are provided by the private authority established in the area. This situation increases the authority expenses and results in an expensive housing life.

3.2. Isolation from the Environment and Capsule Life

Residential area dwellers cannot be in contact with the different economic and cultural structures around them due to socio-psychological reasons, cannot use the common facilities in an upper settlement unit, cannot progress neighbourhood with environment and gradually get isolated from the surrounding. This situation causes occurring saved areas in a sense which cannot integrate with its surrounding, detached from the surrounding, in a sense, saved areas; therefore in such life, human psychology and social life is affected in a negative way. Dwellers of the residential areas planned to be closed to the environment benefit from the facility areas planned according to socio-cultural structure of these areas instead of the ones corresponding to the weekly, monthly need of the district which they have been in it. This situation means the degradation of the facility areas, would be used by the every level of the urban structure, and would be used in different time intervals, to a housing settlement all of which probably would only make up a neighbourhood unit together. As a result, it emerges a "capsule life" which doesn't use the district and the town which it's located in, and purified from the city; it's natural that, this life brings forth a psycho-sociological negativity which makes an urban person become no longer urban person, and make them question why the cities are there for.

3.3. Hindering of the Planned Development of the City

Residential areas independent from each other cause the deterioration of plan integrity for the development of the different function areas and their interrelated structure. This situation disturbs the planned development of the hinders the acquisition of urban identity as well.

3.4. Disruption of the Urban Landscape

As the communication of the residential areas which are closed to the environment and detached from each other vanishes, green texture distribution and road crossings which bind them together and provide communication between the gradual settlement units like neighbourhood, districts and town can not be created both in plan and

application of it. Therefore, urban landscape which would be formed owing to these green texture distribution and road crossings can't develop. Urban views and silhouettes including qualities like contrast, balance etc. between the green texture and construction decays and, the necessary harmony is getting lost.

3.5. Intensification of the Social Discrimination

Closed residential areas which can be defined as capsule life independent from the environment, develop aiming at the distinct communities like a definite income group, ethnic group, religious group, or a prestige group with a common aim in a vicious cycle within themselves. This situation, however, can lead people in the town to an intentional or unintentional social discrimination. In this point, Andersen explains the triggering side of the spatial discrimination: "Social disintegration is a spatial disintegration of the different ethnic or social groups that leads to increasing social and cultural differences between "(Fudin 2006).

According to Atkinson and Blandy, the social diversity in the community of closed residential areas vanishes, and decreases to one type; consequently mixed and balanced social life due to the housing developments is getting destroyed. (Glasze 2005)

Blakey and Snyder, use the "Saved Areas" and "Fortified Islands" expressions residential areas which trigger the social discrimination for the housing zones closed to the surrounding. (Fudin 2006, 82-83)

3.6. New Concepts

Depending upon the encircled residential areas, a set of new concepts used often gradually take their place in the life. The most significant ones of these concepts and the vital distortions they related mentioned below:

Concepts

- Monotonous life Psych-social distortions
- Capsule life Urban pathological scenes
- Life isolated from the environment Antisocial life
- Expensive life Economic hardship
- Saved area Social discrimination, getting unplanned
- Fortified islands Social discrimination, inconsistency with plans
- Standardized life Unidentified environment
- Drap life Evanescence of the social diversity

Vital Distortions

4. MAIN PRINCIPLE IN PLANNING RESIDENTIAL AREAS AND ITS IMPORTANCE

As stated in the introduction part, residential areas are in a relevant integration with both facility areas within their settlement units, other settlement units, and other main function areas of the town. Therefore, as between the other urban areas, not separating idea of residential areas from the other function areas of the town with a set of physical limitations grasp, has to be the "main principle" in the planning of the residential areas. Otherwise, settlement areas housing based gradually increasing but continuing to be in no connection within themselves and with the environment obeyed, remain as the excluded areas of the town in time and lose their sustainability due to the reasons explained in the evaluation of the practices part.

When housing zones are planned, doesn't matter how much it's chimed in with the distance between the housings and the positioning, the making distinction between pedestrian and vehicles in the transportation system, green land distribution and the existence of the required facilities, conformity of choosing place for the block and function areas and other planning principles etc., which are determined based on the natural factors, wind in the area, sun radiation, scenery etc. if a limitation is brought separating the area from the surrounding, planning is deemed as failed in case of not complying with the main principle. Because this area is no longer a part of the city. It cannot live with the city. A quotation from the thoughts of someone living in such environment which complies with this explanation is included below:

"You start to feel yourself in a golden cage in a moment, in this life on the golden tray. You don't have any bond with the city anymore. Either you have to be a slave to the traffic or you have to suffer in public transportation (!). When you are fed up with the both, you start not going to the city. And this makes you suspend your social life.

A threat of an immediate invasion feeling takes the place of the security feeling which the high walls of the site provides” (Cengiz 2014).

4.1. Hardships in the Implementation of the Main Principle

Independent from the reasons and relative definitions explained in the chapter 2.4 in the world and Turkey, there are a set of main factors which would negatively affect the planning of the residential areas, as they won't be separated from the surrounding, on the contrary, will be in contact with the surrounding. These factors can be ordained as below:

- Property
- Security
- Socio-cultural structure of the environment

These three factors are intertwined, despite each one develop depending on the other one, explaining them separately is beneficial.

4.1.1. Property

There are a set of differences according to binary public or the private ownership of land in public housing planning.

Residential area in the private property belongs to all housing owners as a land. In this case, using right of the all areas between the residential buildings only belongs to the housing dwellers. Therefore, it emerges the requirement of that, entrance of other people except the housing dwellers should be controlled; for this reason, all the circumference of the housing zone is closed to the environment by a set of prohibitive construction elements such as high walls, fences, wire nettings etc. In this circumstance, some kind of services of the area like maintaining, cleaning etc. is provided by the private authorities within the residential area.

In residential area under public property, the space between the residential buildings belong to public, and their using right, as in other urban areas, belong to the community – people living in the vicinity. Therefore, the maintenance and cleaning services are ensured by the local authority in the settlement unit as well which the residential area is in it. Therefore, there's no need to take measure like closing the residential area to the environment and encircling it.

4.1.2. Security

Residential areas has to be safe and clam places where people draw away from their work, school and various activities, and lie fallow. That's why it's natural that, it's desired that it has to be protected against the social dangers which come from the surrounding and create chaos. Shortly, this situating arising as a need for the security, whatever the property of the area is, important. However, in the case of residential areas in private property, compared to the residential areas in public property, most of this need has to be met by their private authority as they are closed to the environment. Because, the another important reason why the residential areas in the private property is planned to be controlled from the environment, apart from the protection of the property right is also this security issue. In the case of residential areas in public property, the security is undertaken by the local authorities, and also due to the conformity of socio-cultural structure of the surrounding which will be explained below, the need for the protection against the environment is highly decreasing in these residential areas.

4.1.3. Socio-Cultural Structure of Environment

Another reason different from the ones mentioned above; is the unconformity of the vicinity that public residential areas are in with the socio-cultural qualities of the residential area dwellers, and this situation again may arise a need to close the area to the vicinity. As seen in the Buenos Aires and Luanda examples in Figure 9 and 10. Disharmony in environments having populations with different economic and cultural structures emerges disconnection. That's why, in physical planning it brings up the arrangements, sets, walls, wire nettings, etc. which separate these different population structures. It can be clearly said that, the need to close the area to the environment due to factors like security, property right etc. becomes even more important for the residential areas which are incompatible with surrounding economically and socio-culturally.

However, as explained in the introduction chapter in view of urban life and it's sustainably, urban areas have to be in connection with each other. For this reason, it cannot include structures so which isolate the populations with different or opposite socio-cultural characteristics to each other, and keep it adverse to each other. Urban

people cannot live healthily in this structure. On contrary with the situation mentioned above; when the planned housing zones are in a harmony with the surrounding structurally, economically and socio-culturally, the need to close them to the surrounding vanishes in every aspect.

Figure 9-Figure 10: Housing zones in disharmony with the vicinity socio-culturally Buenos Aires and Luanda



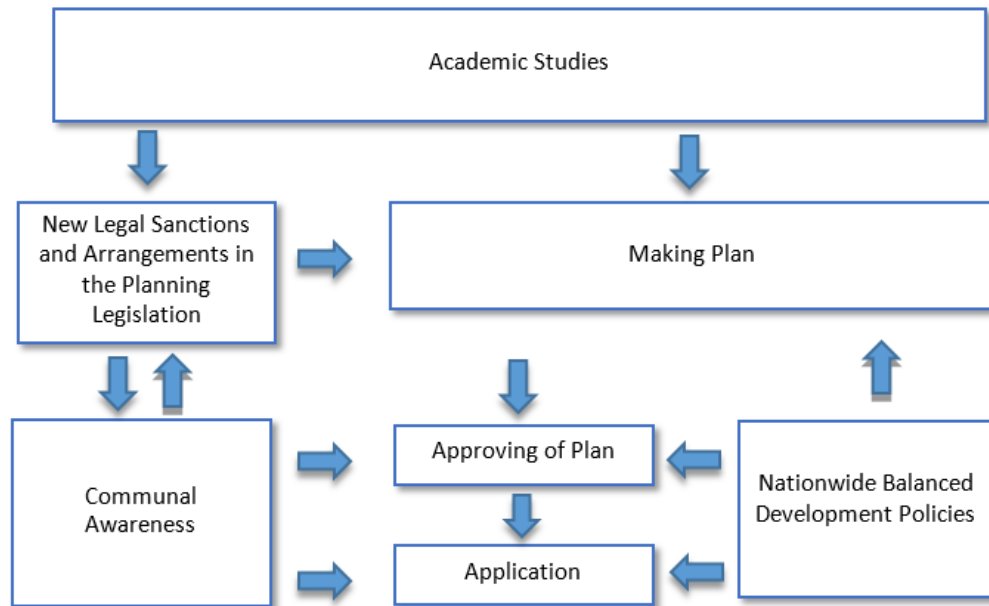
It is natural that different population structures possible for every settlement. However, instead of making them in direct contact especially very different population structures in the planning, a system that will make these population structures with their own settlements join the urban life transitively has to be dealt with. In this sense, when the negative effect of the property factor is solved, it emerges that other two factors will be solved in great percentages indirectly.

4.2. Providing the Principle of Integration with the Town in Planning Of Residential Areas

Urban planning principles are the principles that can comply with the times progressing and new developments openly. Notion of breaking off the residential areas from the environment is totally inconsistent to the important and main principles like planning integrity principle, gradual settlement units principle etc. However, it's clear that it was not possible to take step in terms of planning for avoiding the regulation which is made by this comprehension contrary to the planning principles and often seen today unless, significant main principle like "integration of the residential area with the town" was brought to the urban planning for the aim of not closing the residential areas to the surrounding as highlighted in this paper.

Therefore, "integration of the residential areas new requirement complying with the planning principles.

In order to activate integration of residential areas with the town principle in planning to prevent of the hardships mentioned in the Chapter 4, it's necessary to take a set of regulation steps for both planning and execution. These steps can be put forward in the outline of the Figure 11.

Figure 11: Activation of the integration of residential areas with the city principle

4.2.1. New Legal Sanctions and Arrangements in the Planning Legislation

In our country, it's the essential principle not to impair the plan integrity of in making of a plan, in both construction law and plan making and regulations related to the modification. In outline of this principle, its being wrong of the planning of the residential areas closed to the surrounding as invaded areas is clear. However, if the explanations till this point are taken in consideration, this integrity subject in the laws and regulations, has to be fortified with much more tangible articles and the implementation in the application has to be activated.

An example of this kind of sanction is, Boğaziçi law. So as not to hinder others from seeing the scenery of Bosphorus because of the coastal structures and the garden fences of the seaside mansions, a condition is put forward forbidding building walls higher than eighty cm. With this and, other conditions special to the area, it's aimed to make other people there or passing by their benefit from the Boğaziçi's beauty, not just the coastal dwellers. Laws and regulations are made to solve the problems in the implementations. As seen in the Boğaziçi example, laws special for the occasion can be enacted.

In this sense, to make it highlighter and deterrent, complying with the planning principles, some suggestions that prevent the separation of residential areas and environment in legislation or construction planning regulations can be given. Some examples are listed below to give an idea about such type of suggestions:

- Public housing zones are planned as open to the urban vicinity they are in.
- Housing zones are planned accordingly to the socio-cultural structure of the vicinity they are in.
- In residential areas facility standards, content of the settlement units in different categories of the urbanism principles are followed.
- Maintenance, security, cleaning etc. kind of services of residential areas are provided by the local authorities of their vicinity.
- Residential areas are at the neighbourhood unit scale as maximum, and contains facilities to meet daily requirements.

4.2.2. Communal Awareness

On this matter, firstly local authorities, and then all non-governmental organizations have to organize activities to highlight the matter that we have to live with the each level settlement unit in different categories of the town together. Additionally urban living awareness has to be given in elementary school grades; and should be thought that social life can coexist with the urban places. Only with this awareness, community can reject the housing settlements with full-facility yet separated from the environment.

Also, it's important that the community should be given information to be careful when in face of the profit-oriented presentations of the housing producers. As known, the qualities of the residential areas in the planning of the residential areas made by the state, are determined according to a specific socio-cultural population in the light of country planning and developmental decisions. However, housings put on the market as a Meta to be bought and sold, especially by the private sector the qualities of the housing turned into a form appealing to the users, showing them a better off looking life styles and ideal life concept. At this point, of course the beneficial aims of the housing producers is in the forefront. That's why, there has to be campaigns and educative programs raising awareness against that they should tend towards to housing supplies in which they can thrive their life styles, not those offered to the housing user or those which would suit others better.

4.2.3. Academic Works

It's essential to make applied works to be evaluated as a whole with the urban and residential design in planning discipline. There should be academic approaches insisting on the importance of the integration with the urban in residential area planning, and deeming this principle as one of the most important principles in housing planning.

It should be highlighted that facilities of the residential areas would allow just for daily requirements and dwellers use the town for weekly and monthly requirements. It should be insisted on that, contradiction against the urban integrity, when residential areas are planned as places including every grade of the facilities and arise no need to use the surrounding vicinity and urban units, as limited on their own settlements. This approach is a deterrent-value for the residential areas.

On this matter, "Local Construction Plans", which were declared to be invalid in Turkey because they didn't comply with the academic works, make an important example. The reason why, local construction plans which hadn't been included in the disciplines in academic planning terms but were accepted were declared to be invalid was that they were made as not complying with the major plans, so independent of the areas in vicinity and of the plans of these areas. Therefore, they were abolished as they were against the main principle of town planning "plan totality".

4.2.4. Nationwide Balanced Development Policies

In ensuring the integration with the town principle in planning of housing zones; taking national developmental programs which are egalitarian, preventing social discrimination, deterring isolation from environment, and programs which will be made in the light of them is a must. A housing plan complying with the integration principle is a regulation that is affected by the on the one hand academic works and new legal regulations and legislations which will thrive depending on it, on the another hand nationwide developmental program and policies. Therefore, approving of the housing zone plans with principles made with the light of this interaction in this way and going over to the implementation of them can be obtained under the effect of the communal awareness explained above and again nationwide deterrent plan and policies.

5. RESULTS

Closed residential areas becoming popular throughout 1970s in the world, and in Turkey in 2000s, tend to affect the urban life negatively in general sense. The reasons why closed housing zones are closed to the surrounding can be put in an order according to their importance degree as below:

- Breaking away from the tiring and intense life of the metropolis
- Decreasing inner-urban safety
- Earthquake hazard
- Neighbourhood nostalgia
- Housing becoming a meta

The results of the closing housing zones to the surrounding can be put in an order as below:

- Housing zone not being able to benefit from the local authorities
- Housing zone dwellers isolating from the surrounding and shifting into a life that can be interpreted as "capsule life" which cycles in itself.

- Growing social discrimination
- Hindering the planned development of the city
- Disruption of the urban landscape

Construction of the closed housing zones and the lives led in them lead to psycho-social deterioration in urban people, antisocial life, economic hardship, forming of the unidentified vicinities, destruction of the social variety, and inner-urban pathological scenes. These negativities brings new highlighting concepts forward such as monotonous life, capsule life, abstract life, expensive life, standardized life, dull life, saved area, fortified islands, etc.

Due to the importance of the planning in preventing the separating residential areas from the surrounding ; there is a need for the main principle “not separating the housing zones from the other function areas of the urban with a set of physical limitations” to be brought. This principle is the most important step in integration of the housing zones with the town, and should be evaluated as “Integration of the Residential Areas with the City” in city planning discipline. The conditions which should be provided according to the priority in planning of the residential areas according to the integration with the city principle are given below:

- No vicinity limitations in housing zones
- Being daily of the facilities in the area, i.e. not including the facilities of those bigger than the quarter settlement unit.
- Residential areas should be located in the planned parts of the city which are spared for the residential areas.
- Providing social diversity to the housing dwellers

Practicing the integration of the housing zones with the city principle is dependent on the resolution of negative effects of the three main factors, property right firstly, security and the socio-cultural structure of the surrounding. For this resolution, interrelated steps below has to be taken:

- Nationwide balanced development plans and policies
- Academic works
- New legal regulations and adjustment in the planning legislation
- Communal awareness

Only with the condition to take the steps above, both planning the residential areas as not closed to the surrounding, applying these plans, and their application will be enabled.

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11. Figure 2: Karagöler, S (2003) Özel Orman Alanlarında Yapılanma, Mimarist, No:9, Mimarlar Odası Yayını, İstanbul.