

Buyuk Valide Han

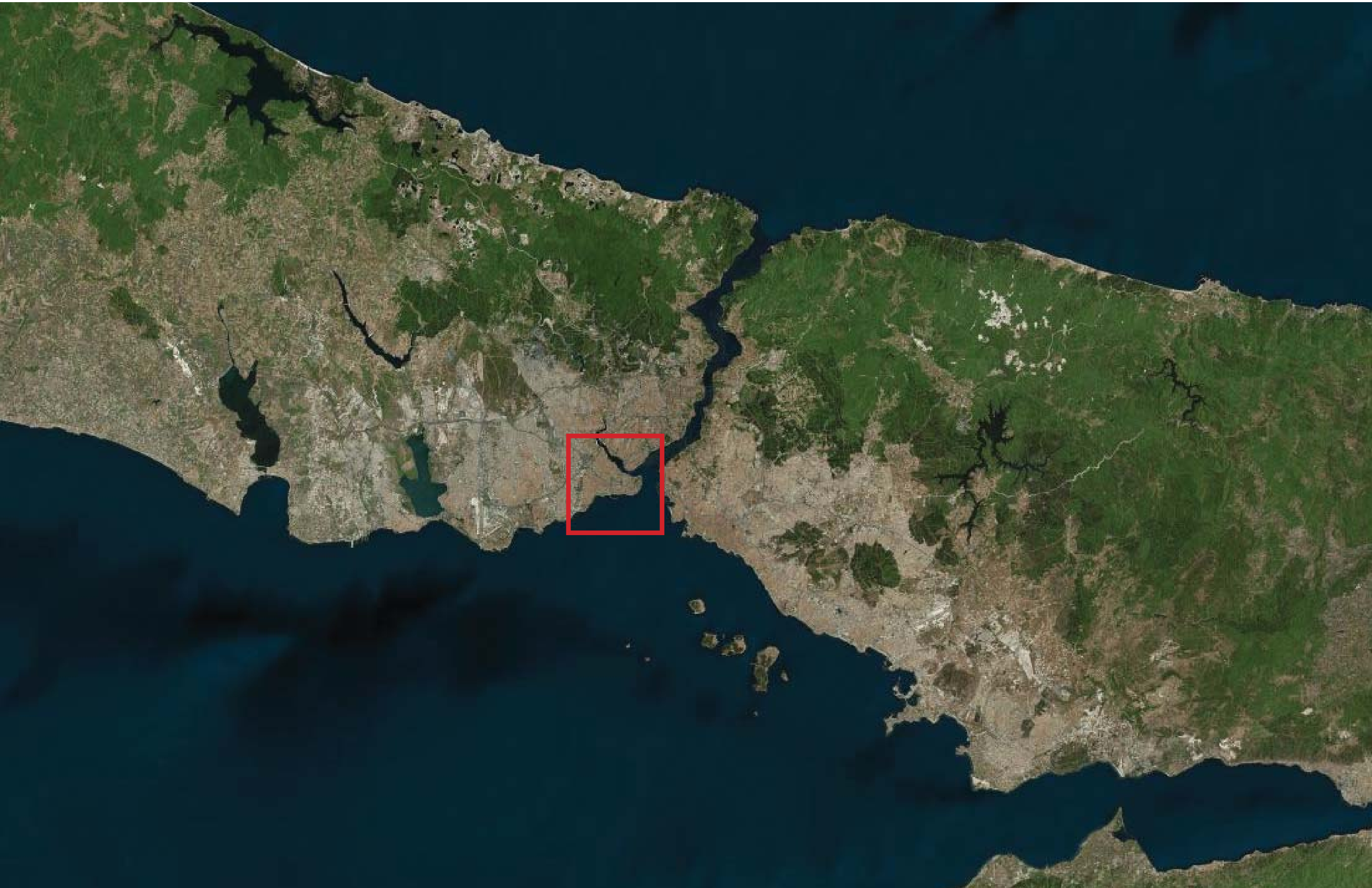
Historic heritage as an urban regenerator

Peter van der Gaauw

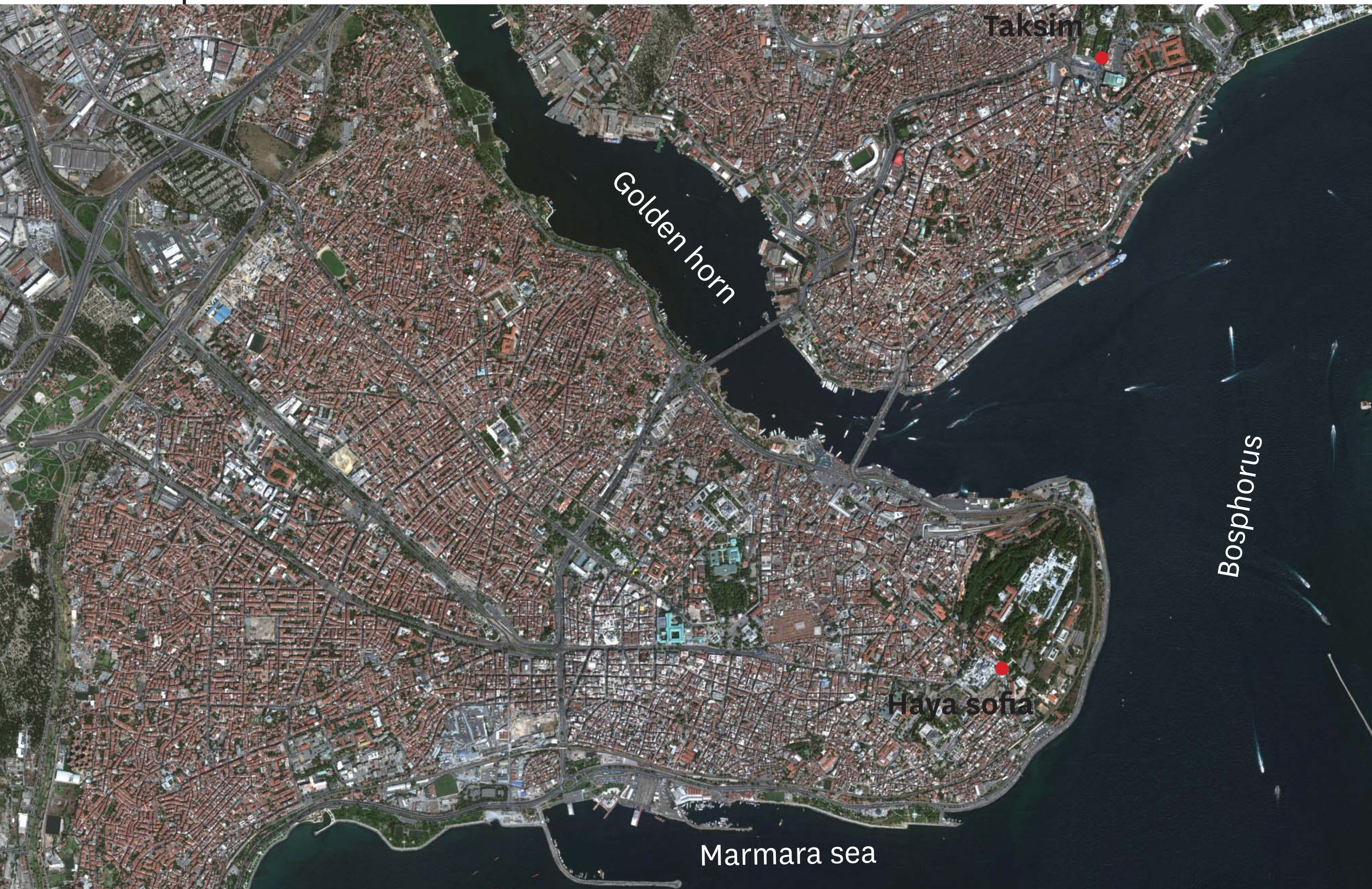
08-11-2013

Contents

- Istanbul, global city
- Caravanserai, a typology
- The urban fabric
- An urban intervention
- New development
- Redevelopment



Historic peninsula Istanbul



The focus area

Dérivée: A discontinuous city



A two day walk through the center of the metropolis

Intensity



Extremely busy pedestrian roads

Tranquility?



This man still found a quiet spot

Intensity



Daily more than 500 000 people conduct business in the centre

Public space



- Square good
- Square bad
- Green good
- Green bad

Istanbul is clearly lacking differentiated public spaces

Mercan area



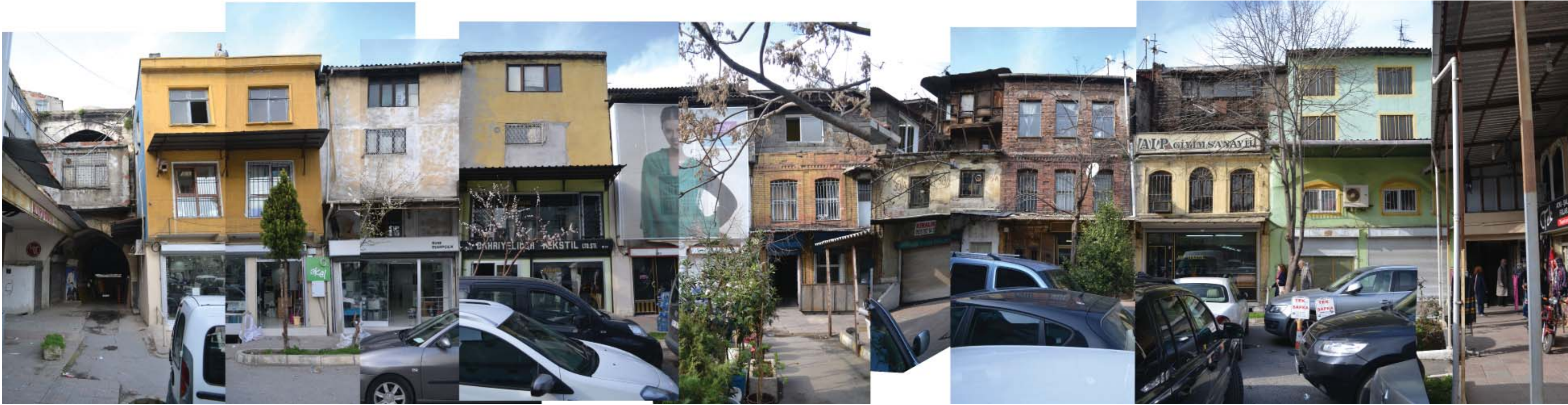
Hidden within this chaos is my second fascination

Buyuk Valide Han



An overwhelmed historical monument

Contamination



Ad-hoc developments have degenerated the building into a backalley

Impressions



Closed up arcade



Open arcade



Courtyard with production facilities



View to Galata bridge

Activities



Storage



Storage



Ironing service



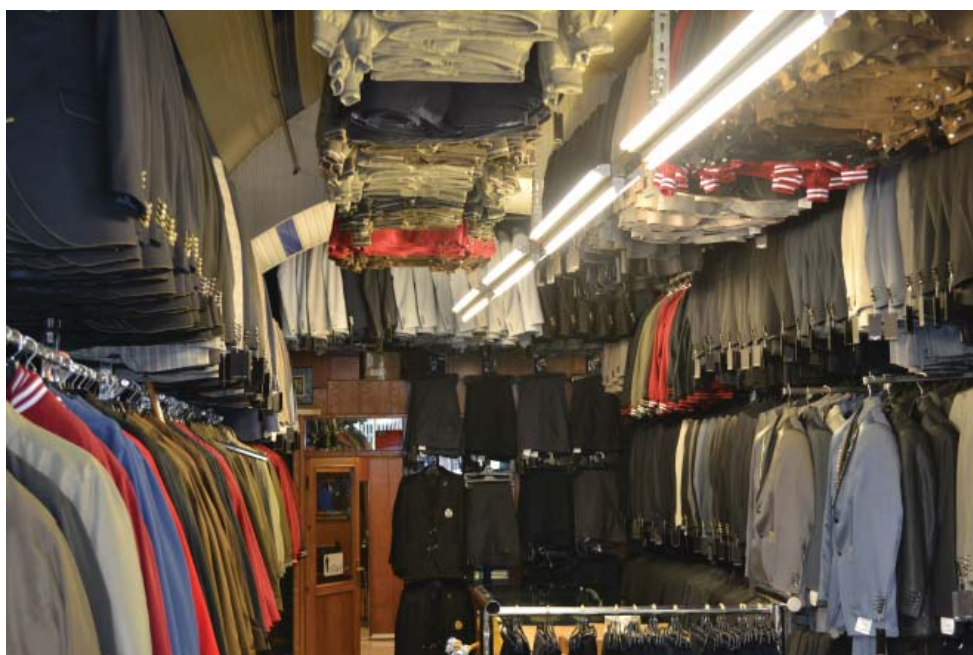
Tea stall



Decoration shop



Brass smith



Clothes shop



Production



Backgammon boards

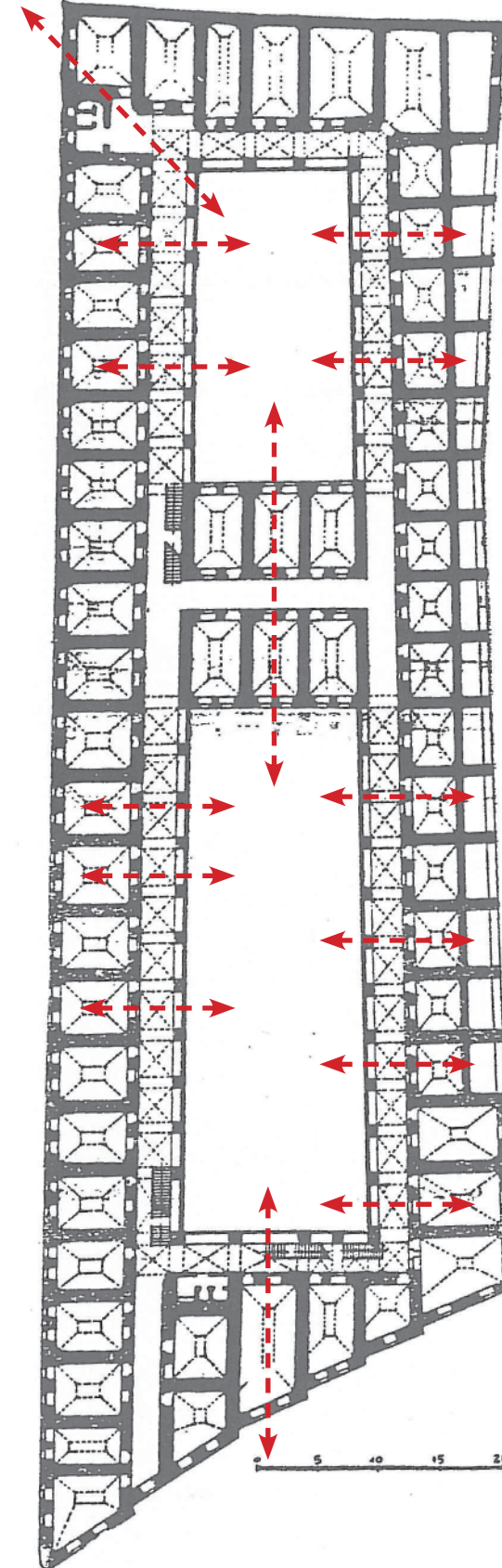
Han: Typological study

From ancient to modern building

- Istanbul, global city
- Caravanserai, a typology
- The urban fabric
- An urban intervention
- New development
- Redevelopment



Original han type

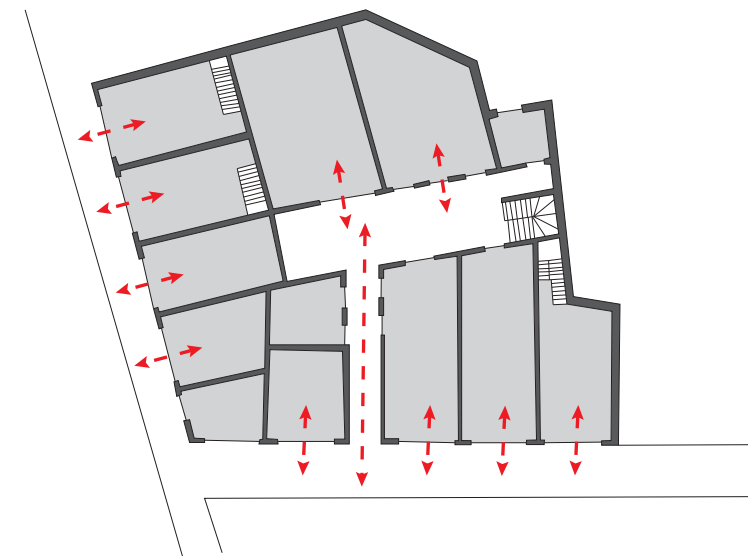
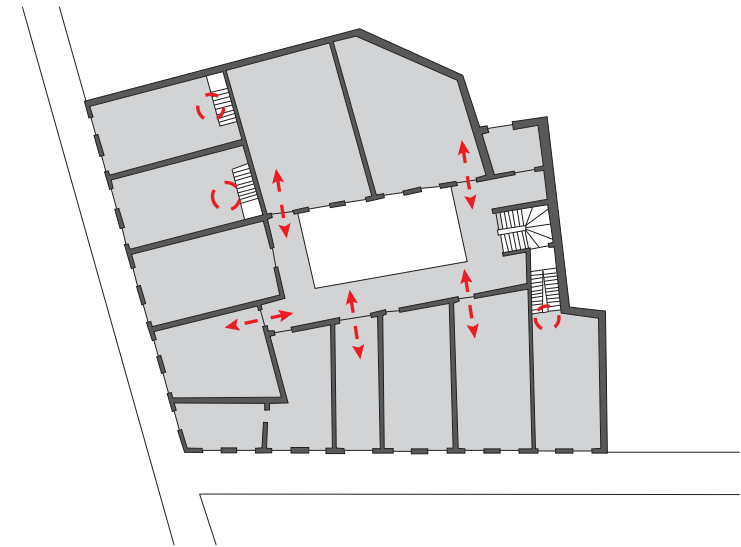
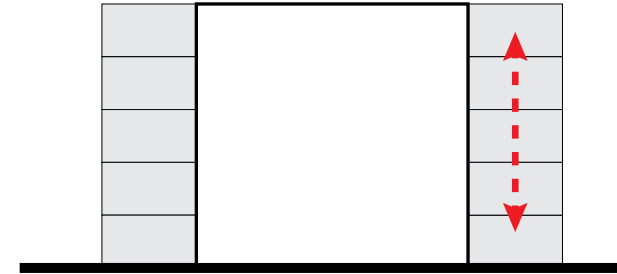


Courtyard surround by an arcade and a ring of cells, horizontal connections

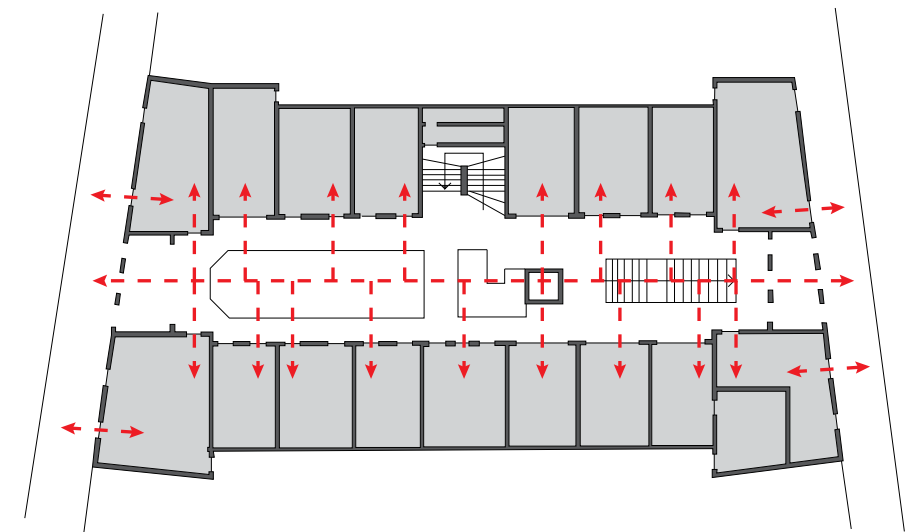
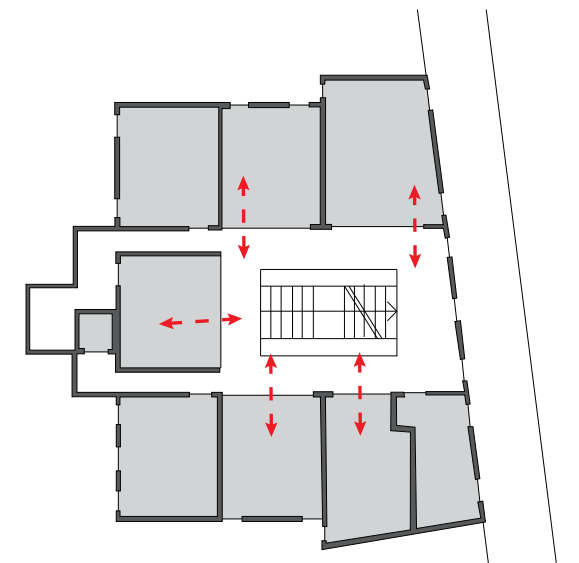
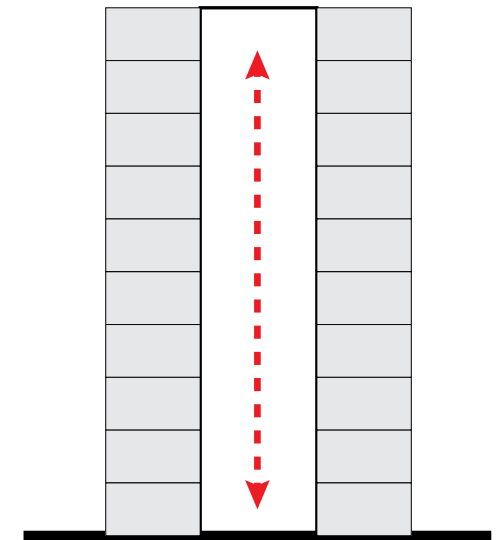
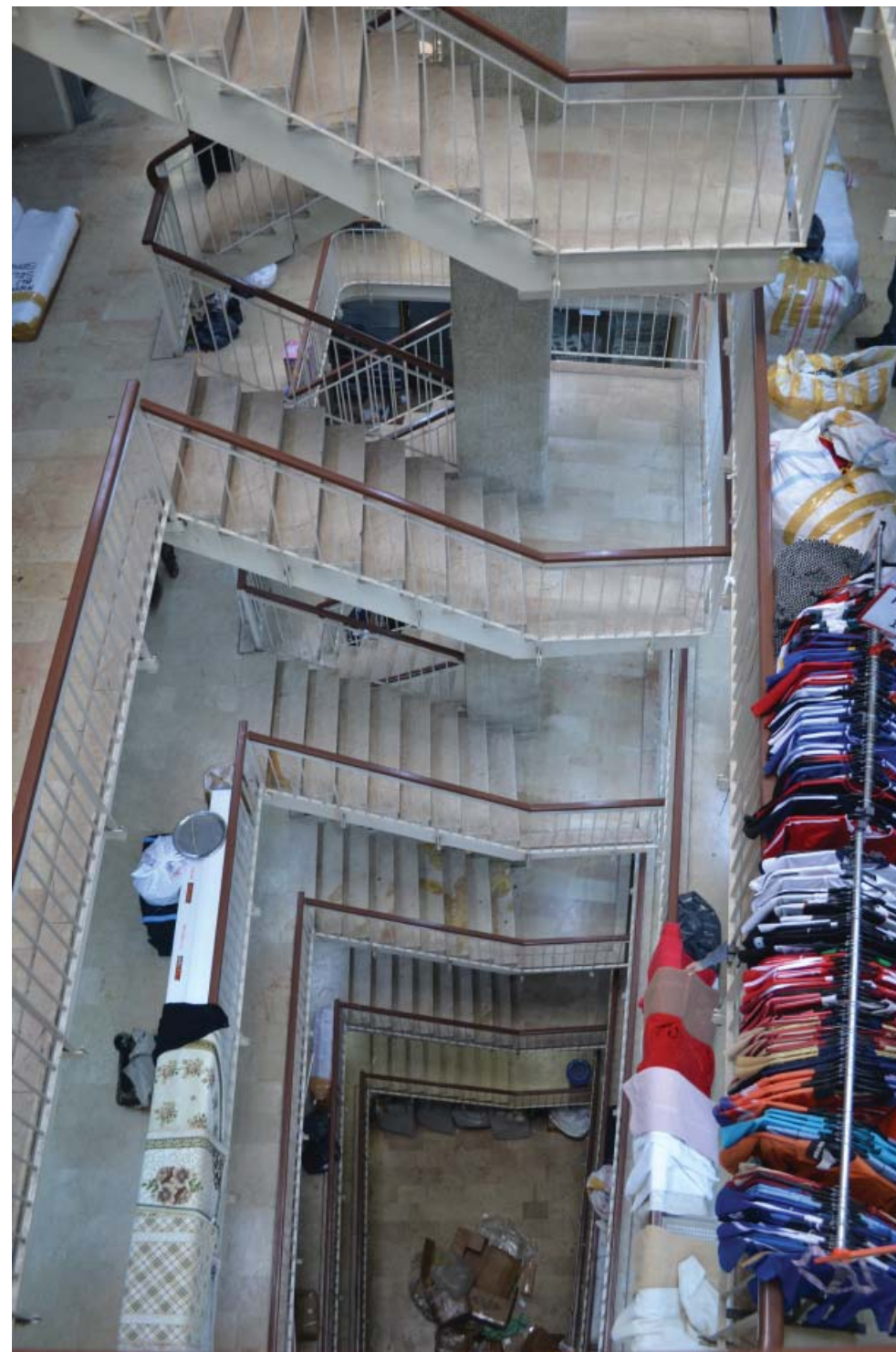
Westernized han type



Turning vertical, more specialization in function, focussing on streets



Latest han type (1980s)



More vertical, passage for more facade space

Urban fabric in Mercan area

The intensification of the building block

- Istanbul, global city
- Caravanserai, a typology
- The urban fabric
- An urban intervention
- New development
- Redevelopment

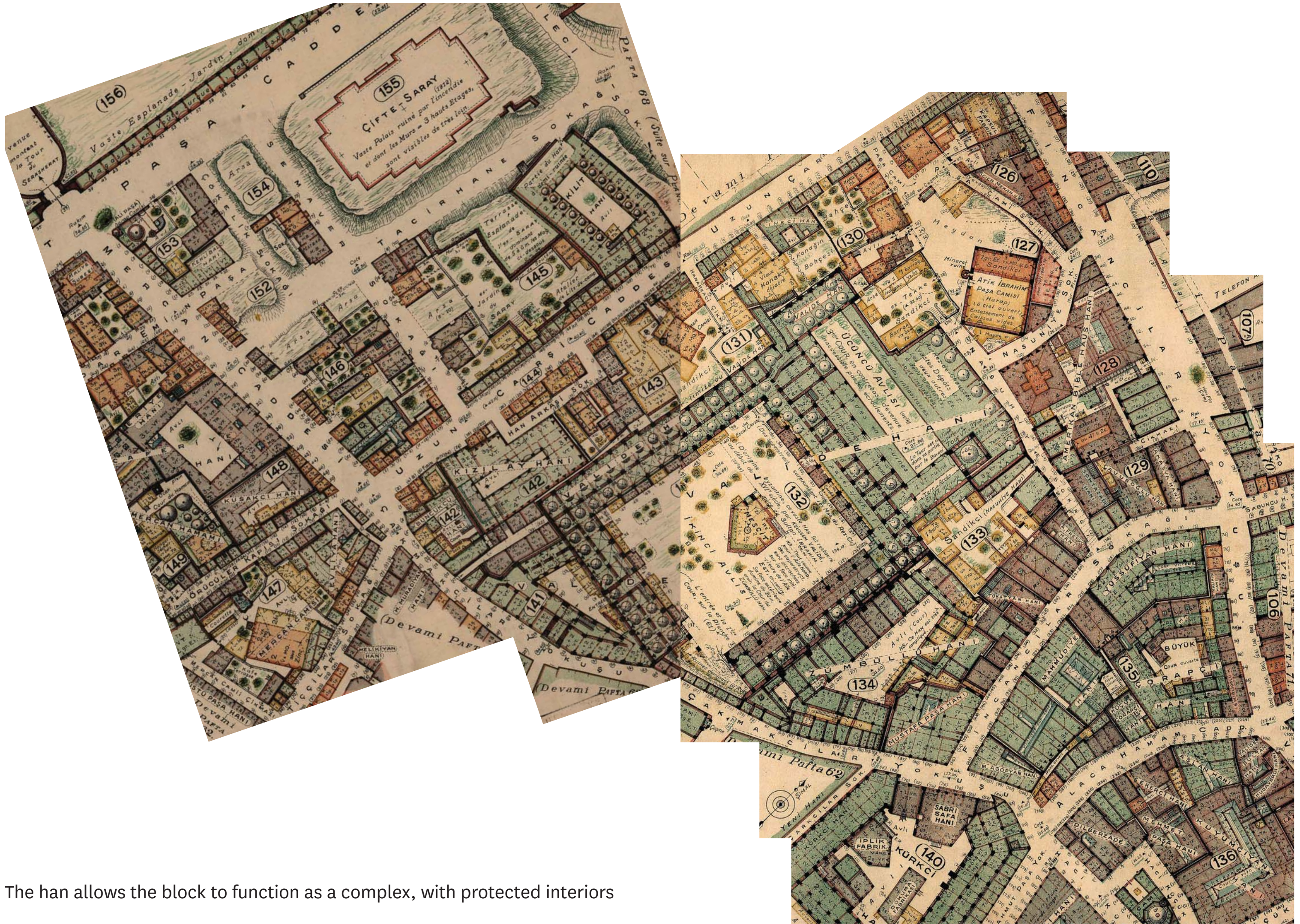


Current condition



The han is absorbed into the urban fabric

Historical condition



The han allows the block to function as a complex, with protected interiors

Connections



 Access

The connectivity of the han (and block) has decreased

Differentiated public spaces



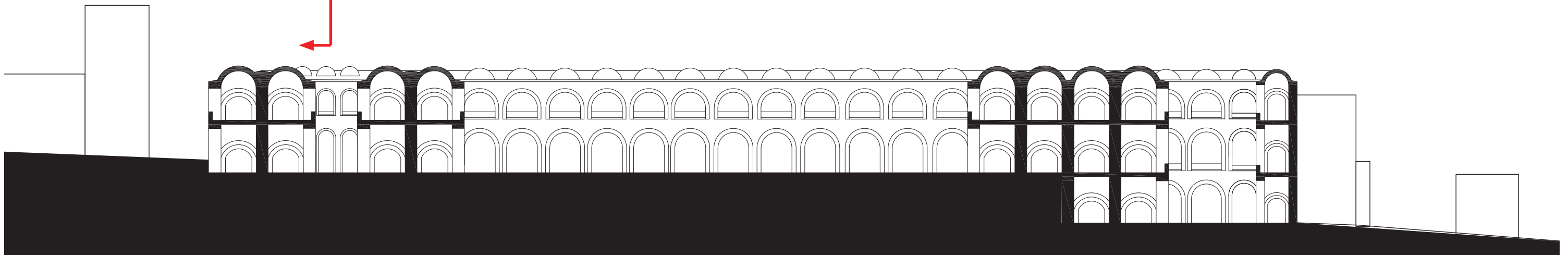
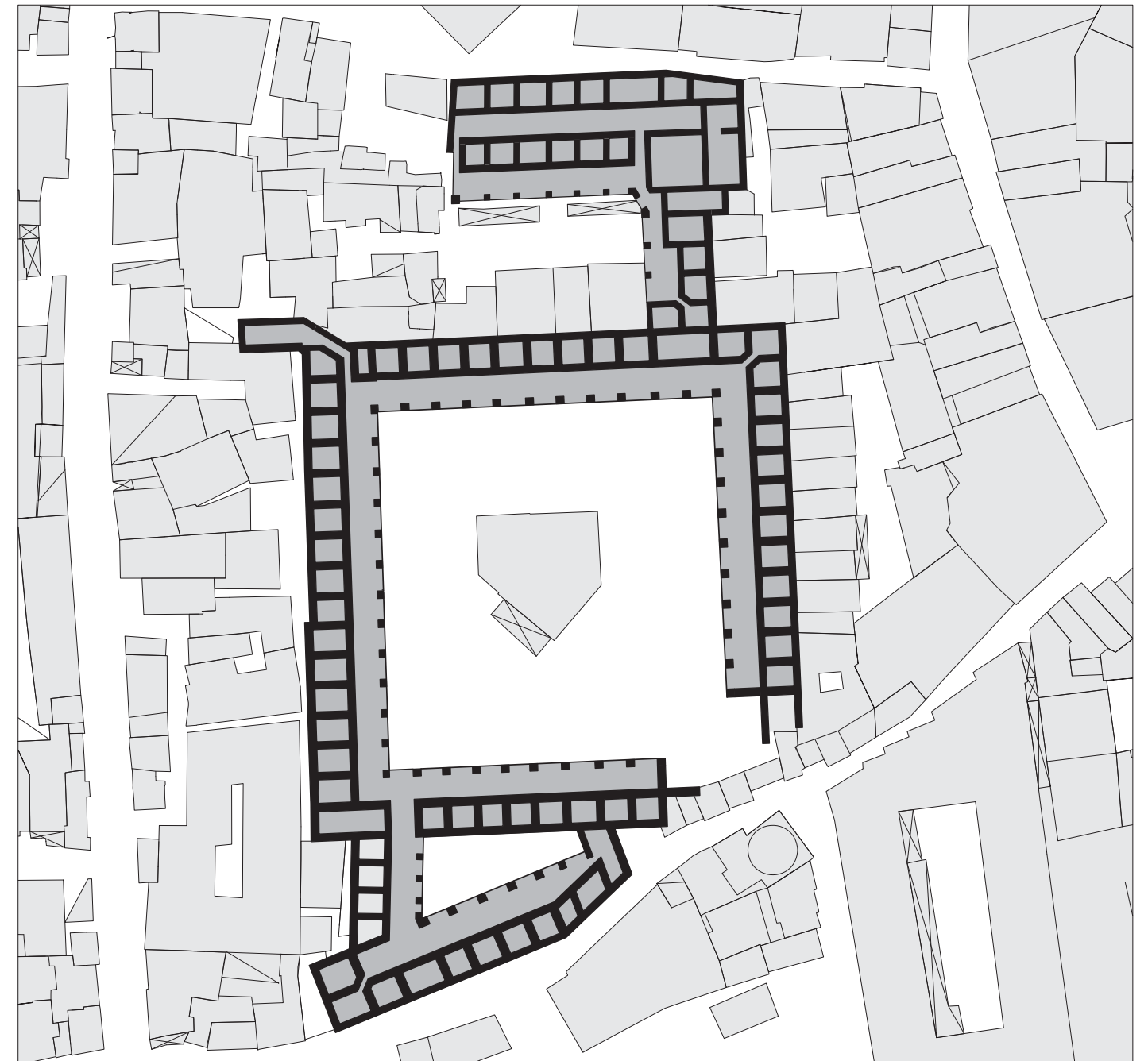
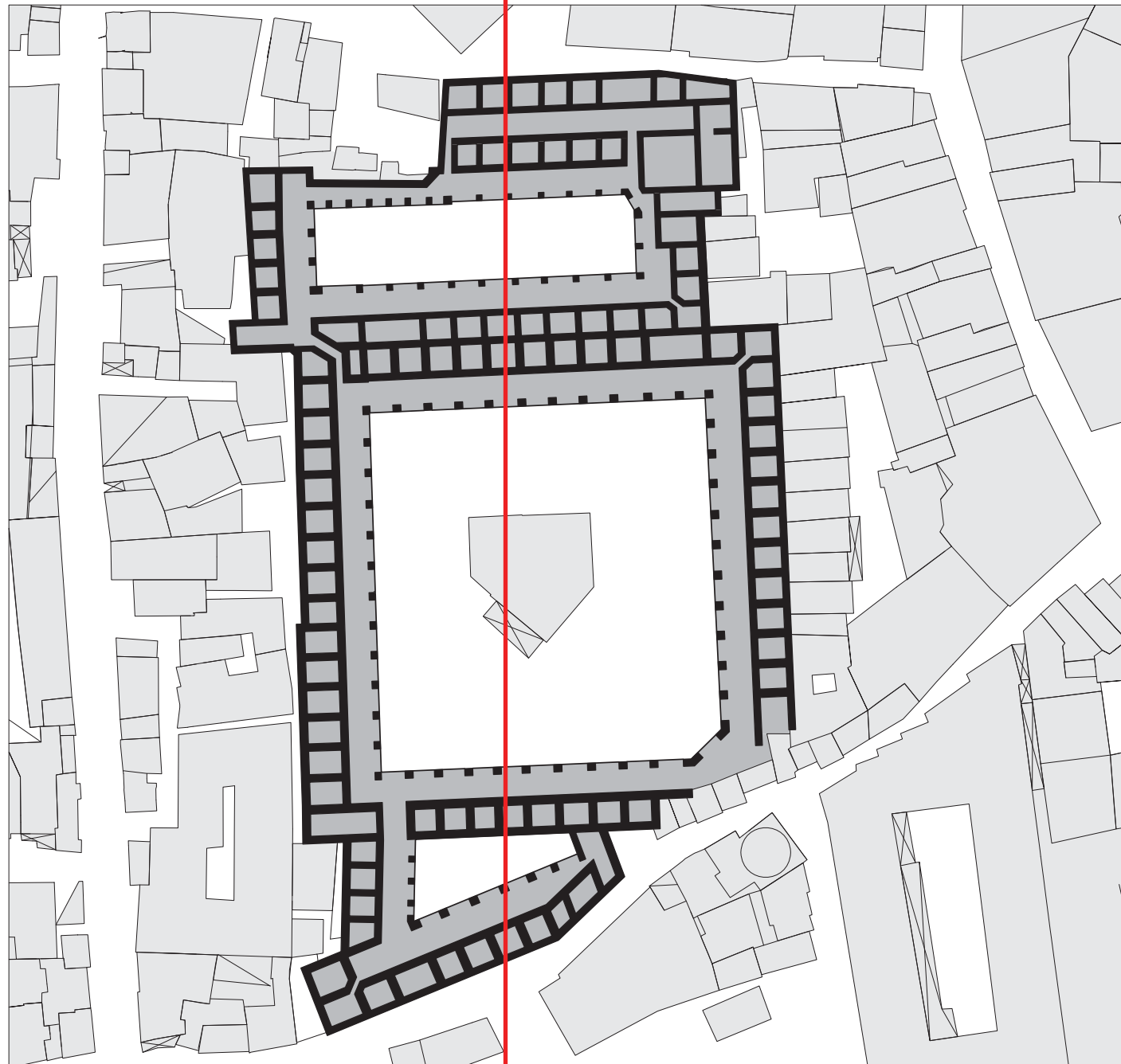
The diversity of outside spaces has disappeared

Inside-out block



 Ancillary

Earthquake 1920's



The collapse contributed to the ad-hoc developments

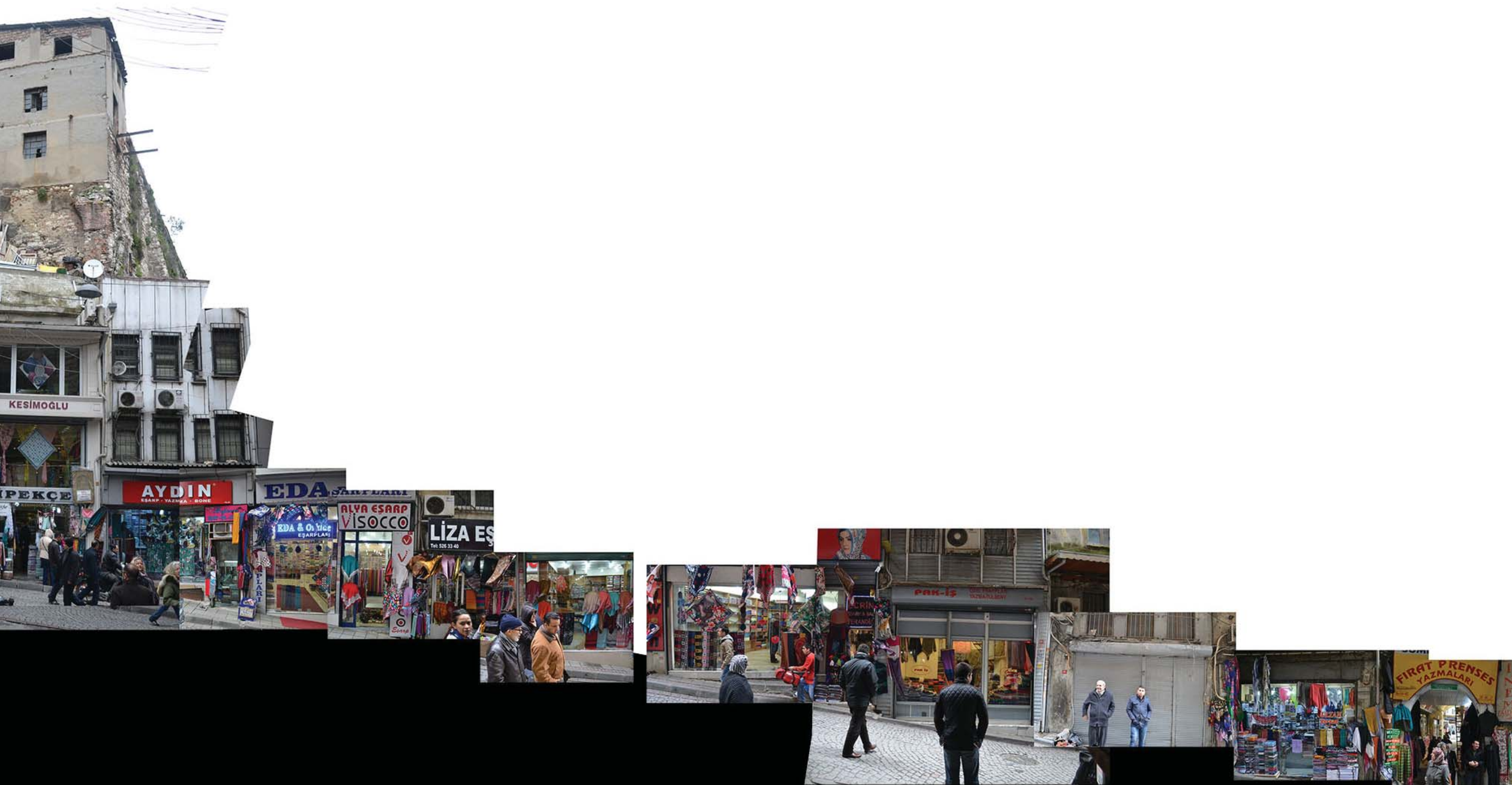
Facade of the block



Facade of the block



Facade of the block



We have just dropped down 22 meters

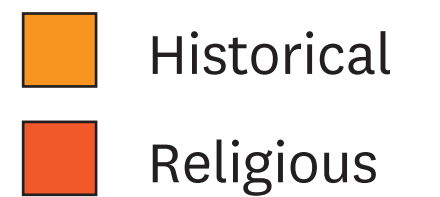
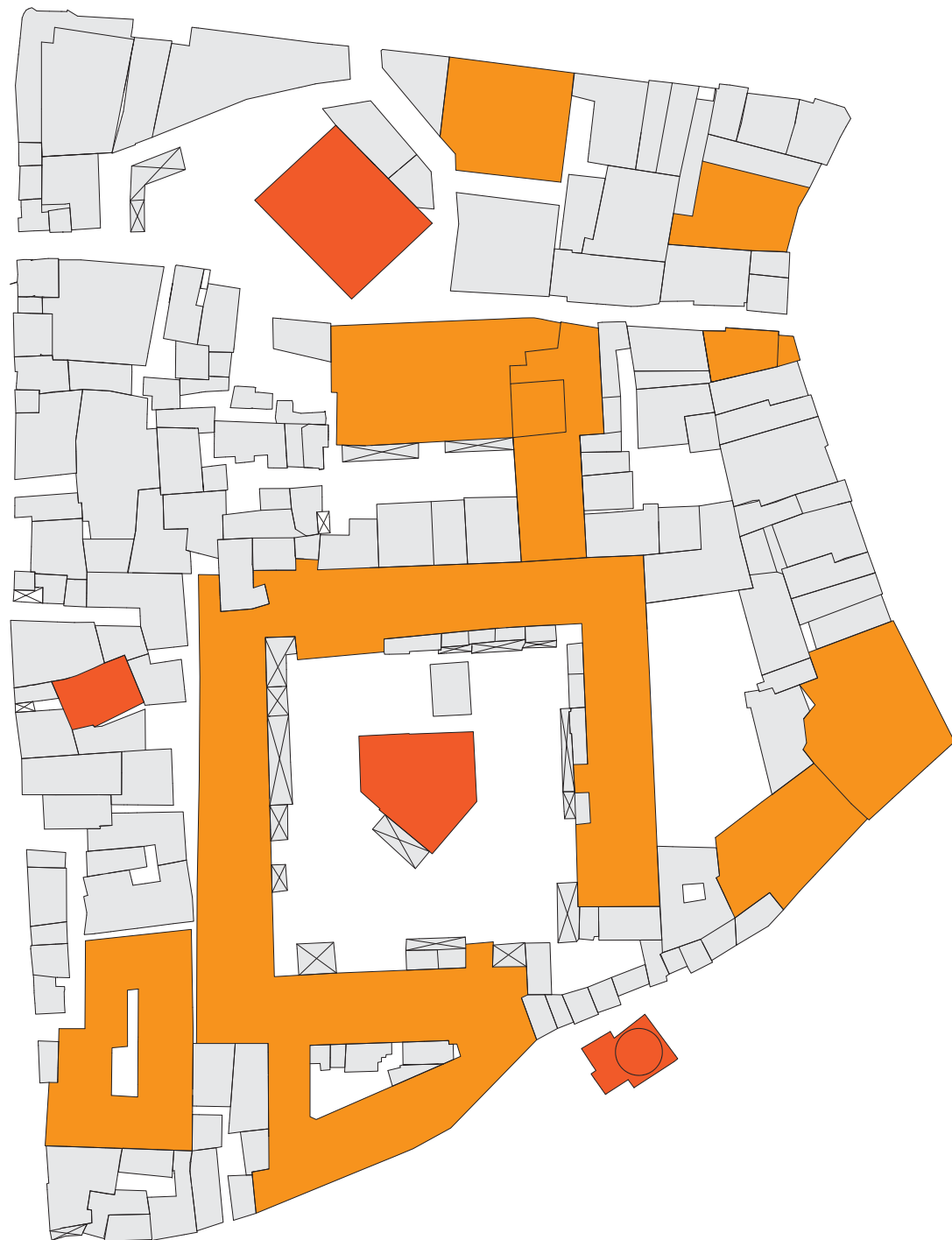
“The intensification of Istanbul, paired with an unorganized form of development has caused both the block and the han typology to lose important qualities for the public realm.”

“By revaluing the typology and using it to redevelop a particular block in the city I will investigate its potentials for future development in Istanbul.”

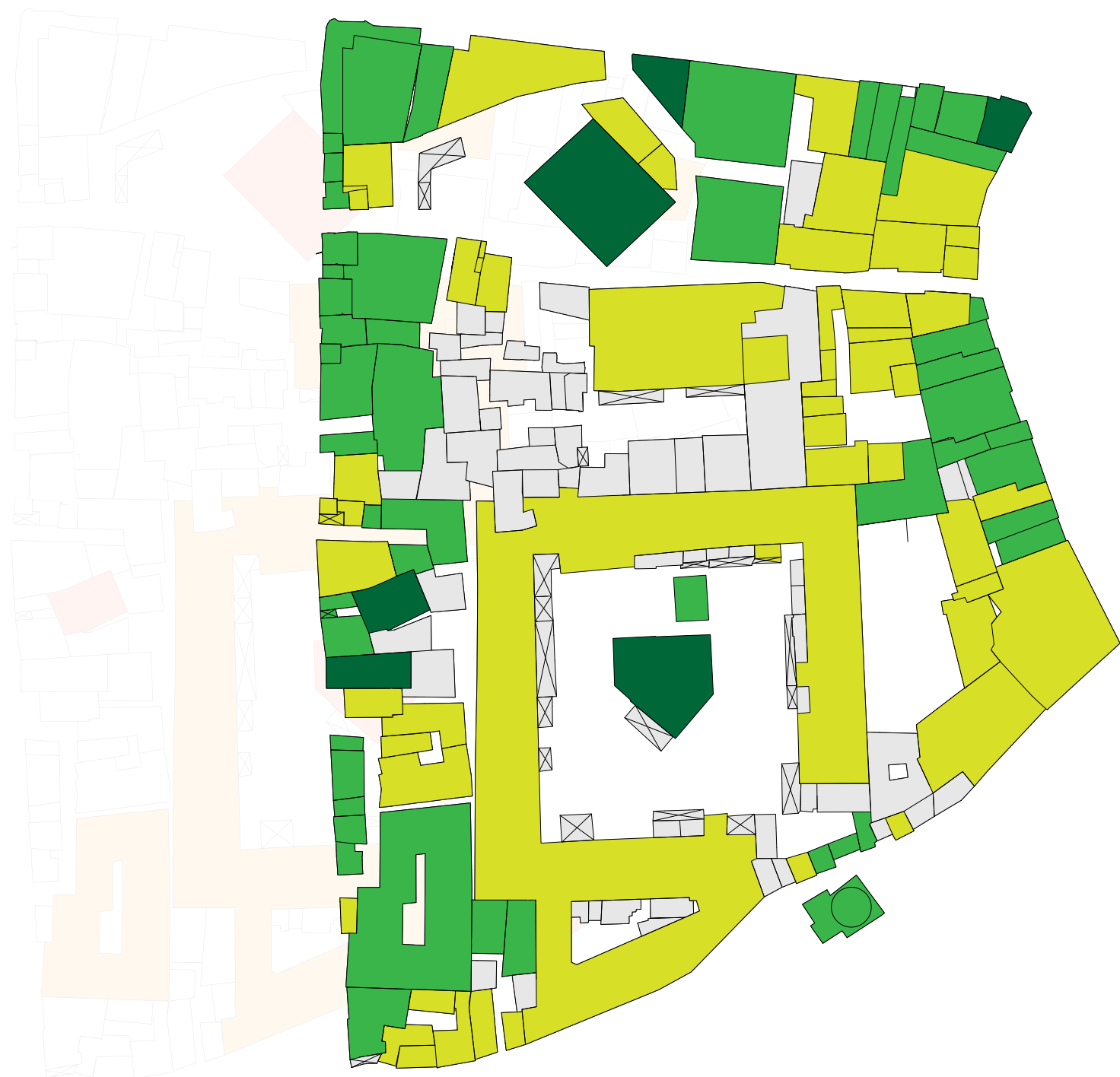
TITLE OF THE PAGE

- Istanbul, global city
- Caravanserai, a typology
- The urban fabric
- **An urban intervention**
- New development
- Redevelopment

Value the existing



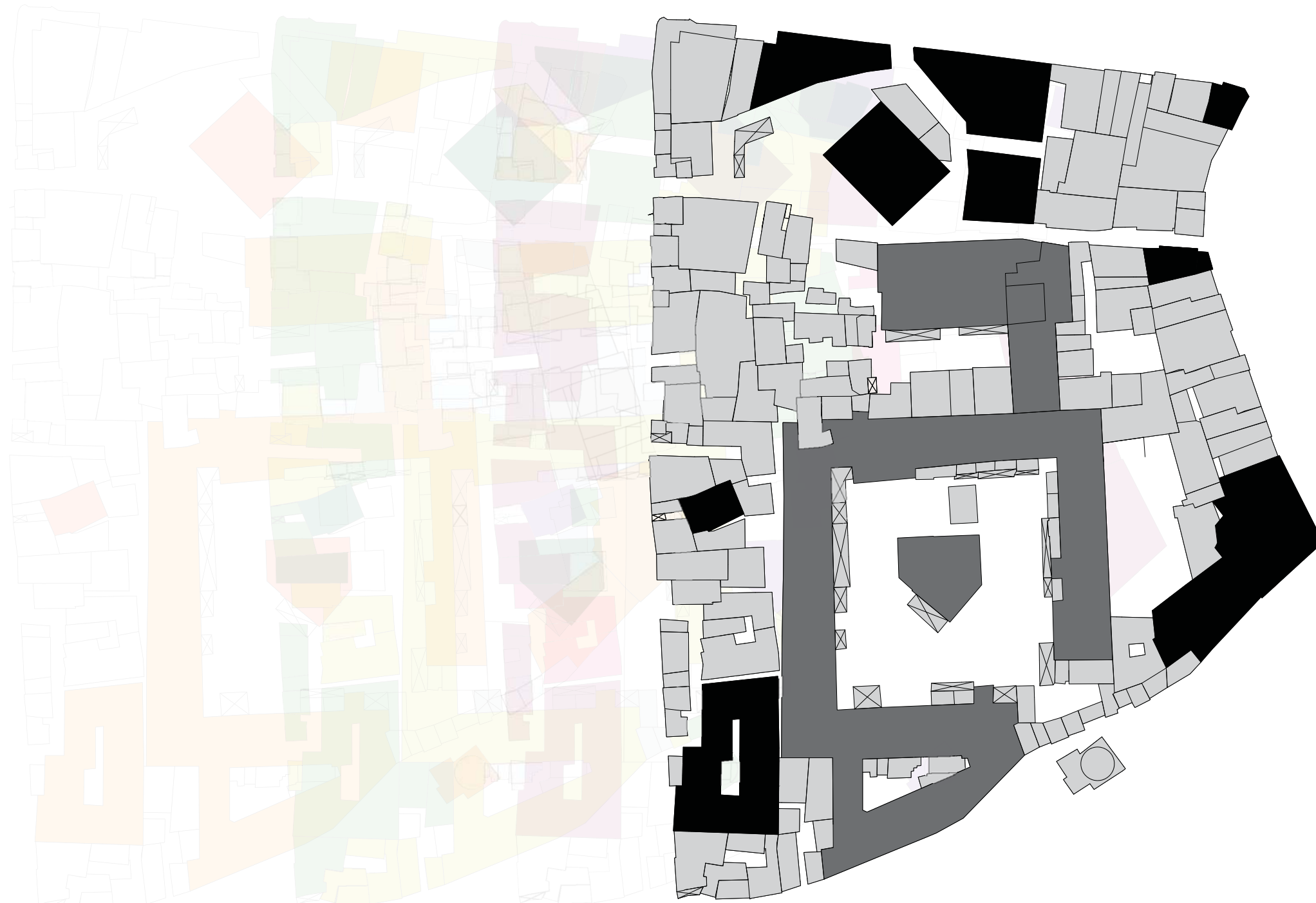
Value the existing



Value the existing



Actions



The site



Only the buildings we leave

Encapsulation



Protecting the han with a wall

Network by framework



A frame as connection device, to which other developments can connect

Network by void



Design the voids as interior streets or public spaces

Network by void



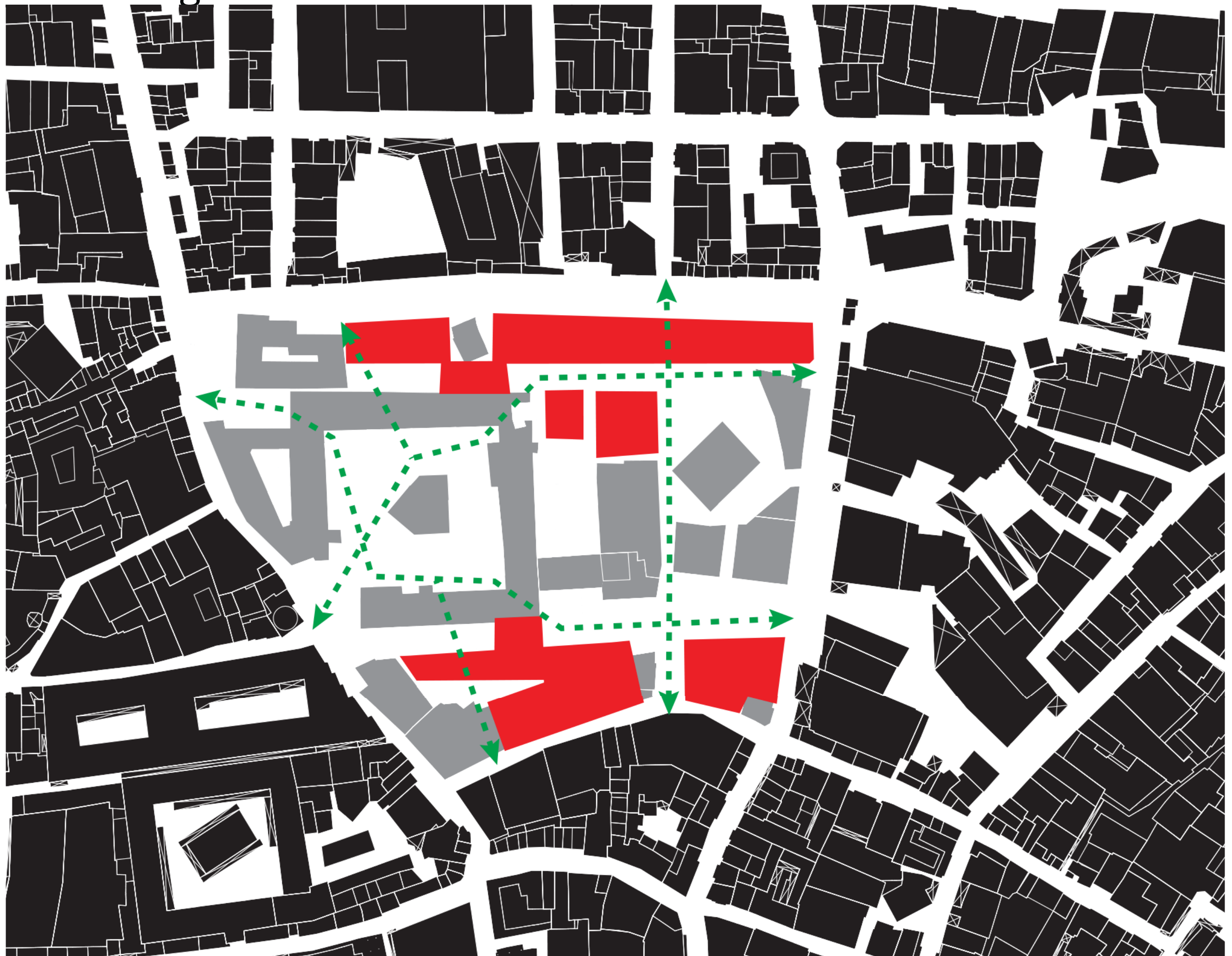
Too linear, the voids will be no different than the normal streets

Network through han



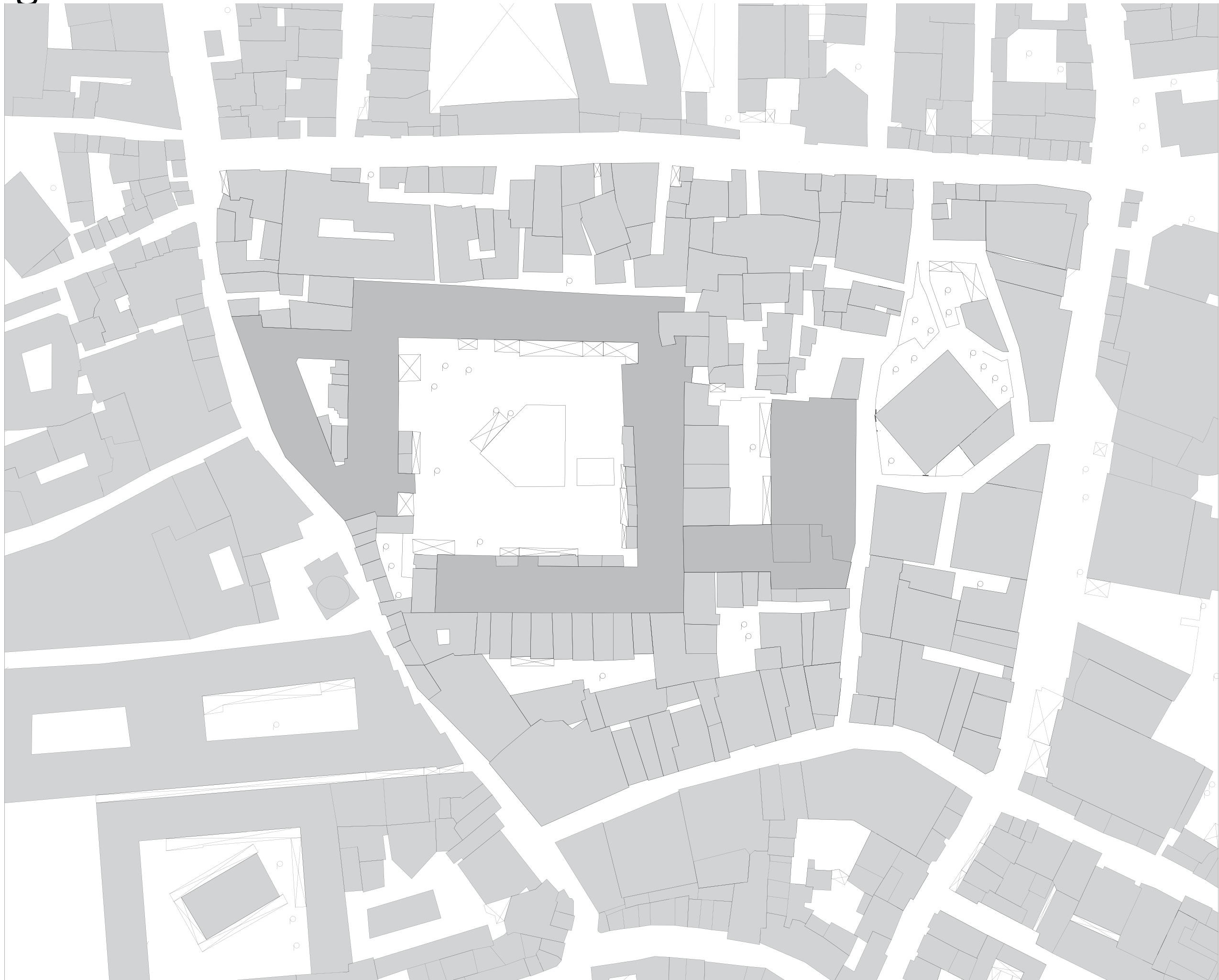
A less linear intervention makes more differentiated public spaces

Network through han



The public network reactivates the han, block as complex

Existing situation



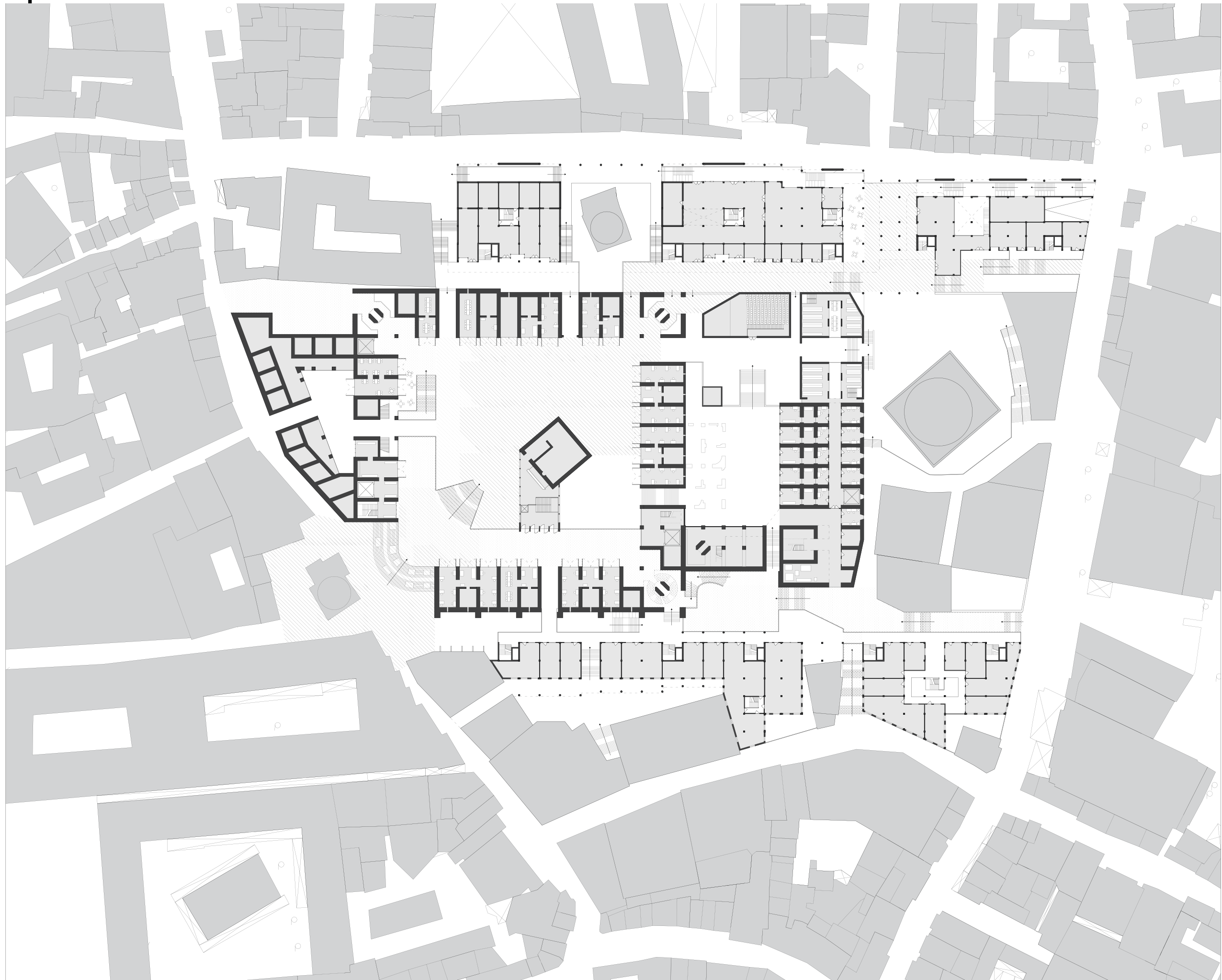
The clogged, inside-out block

Demolition



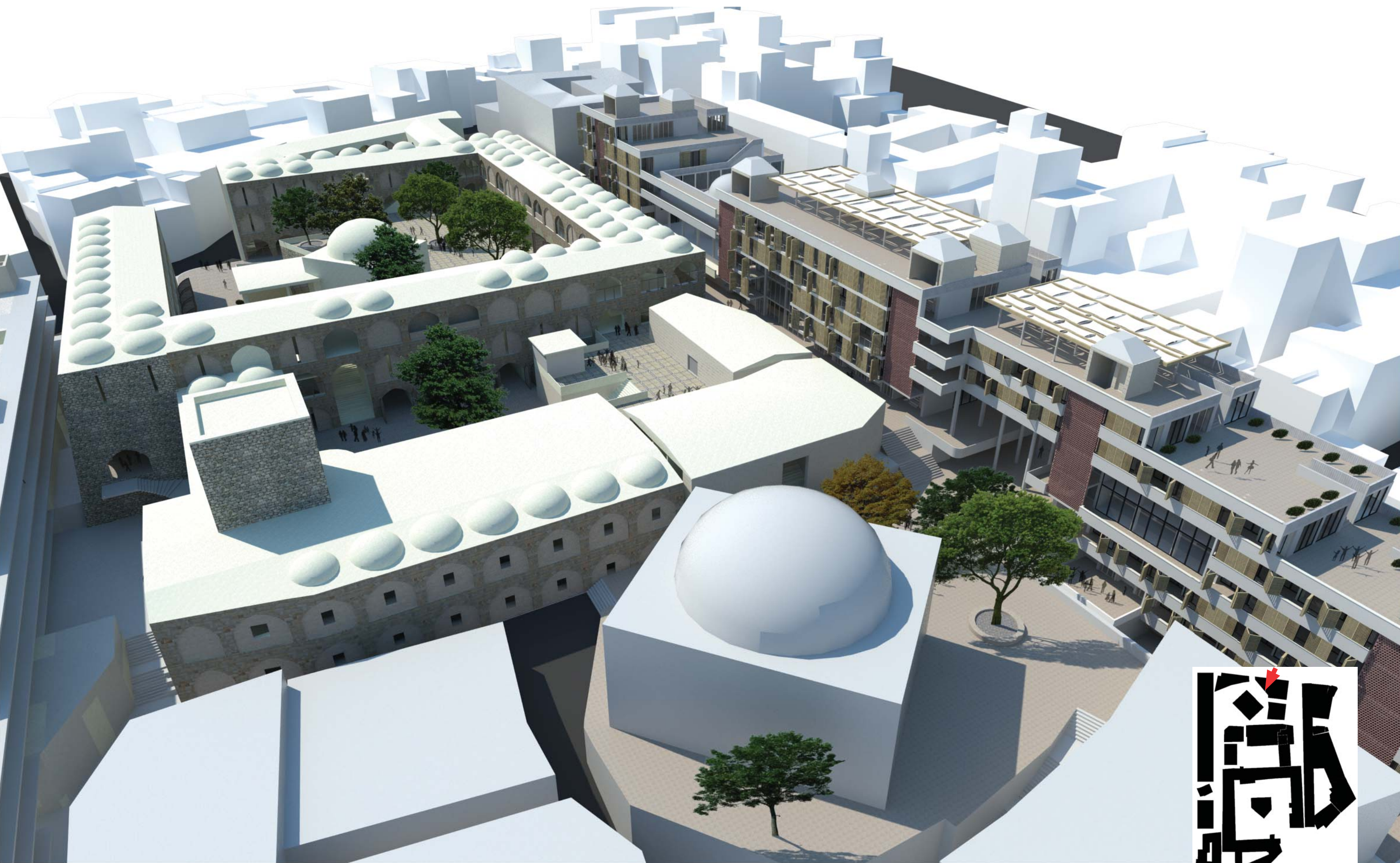
Hatched areas will be cleared

Masterplan



Two slabs define and protect an interior

Overview



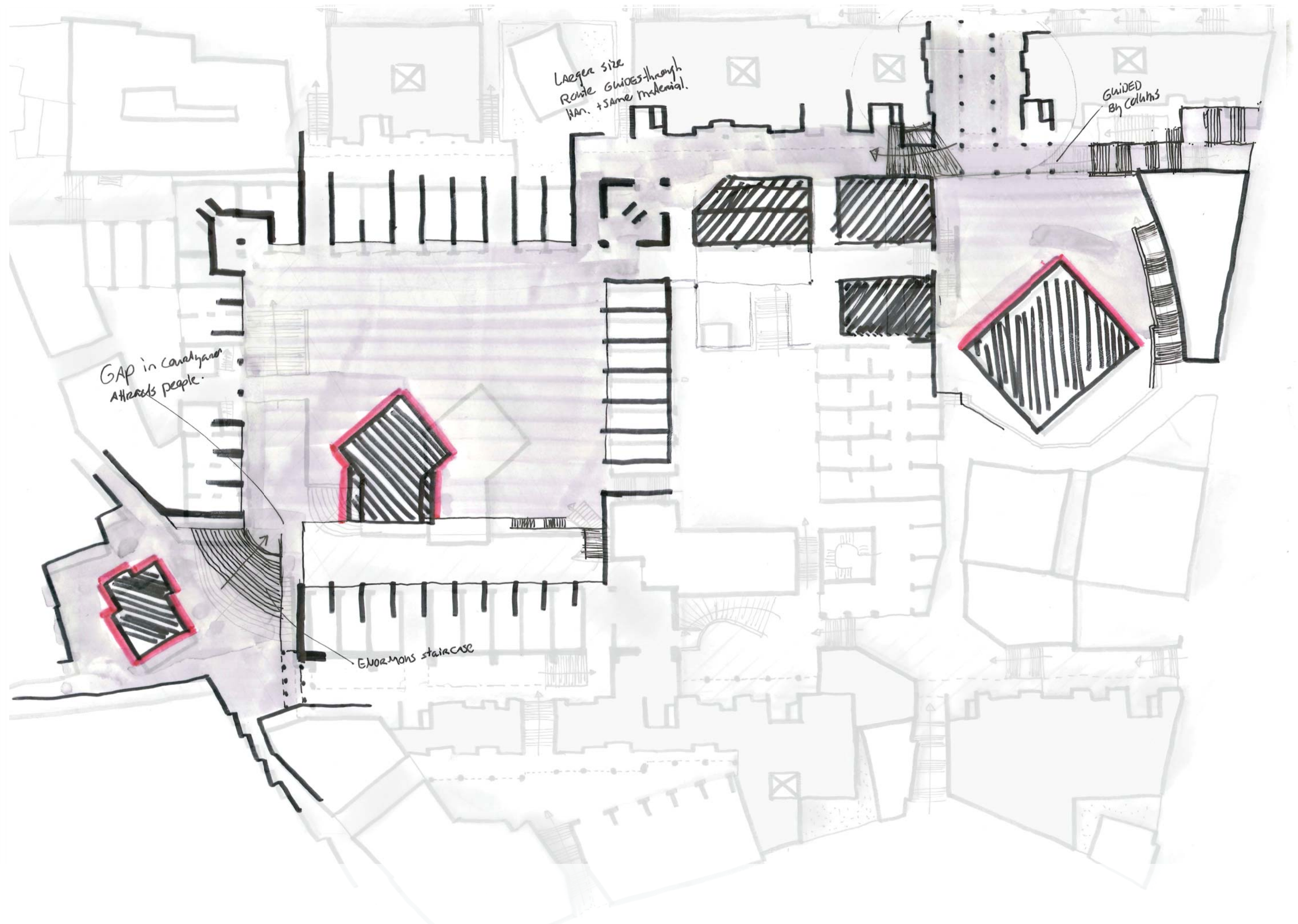
Buyuk Valide Han in center and new development around perimeter

Masterplan

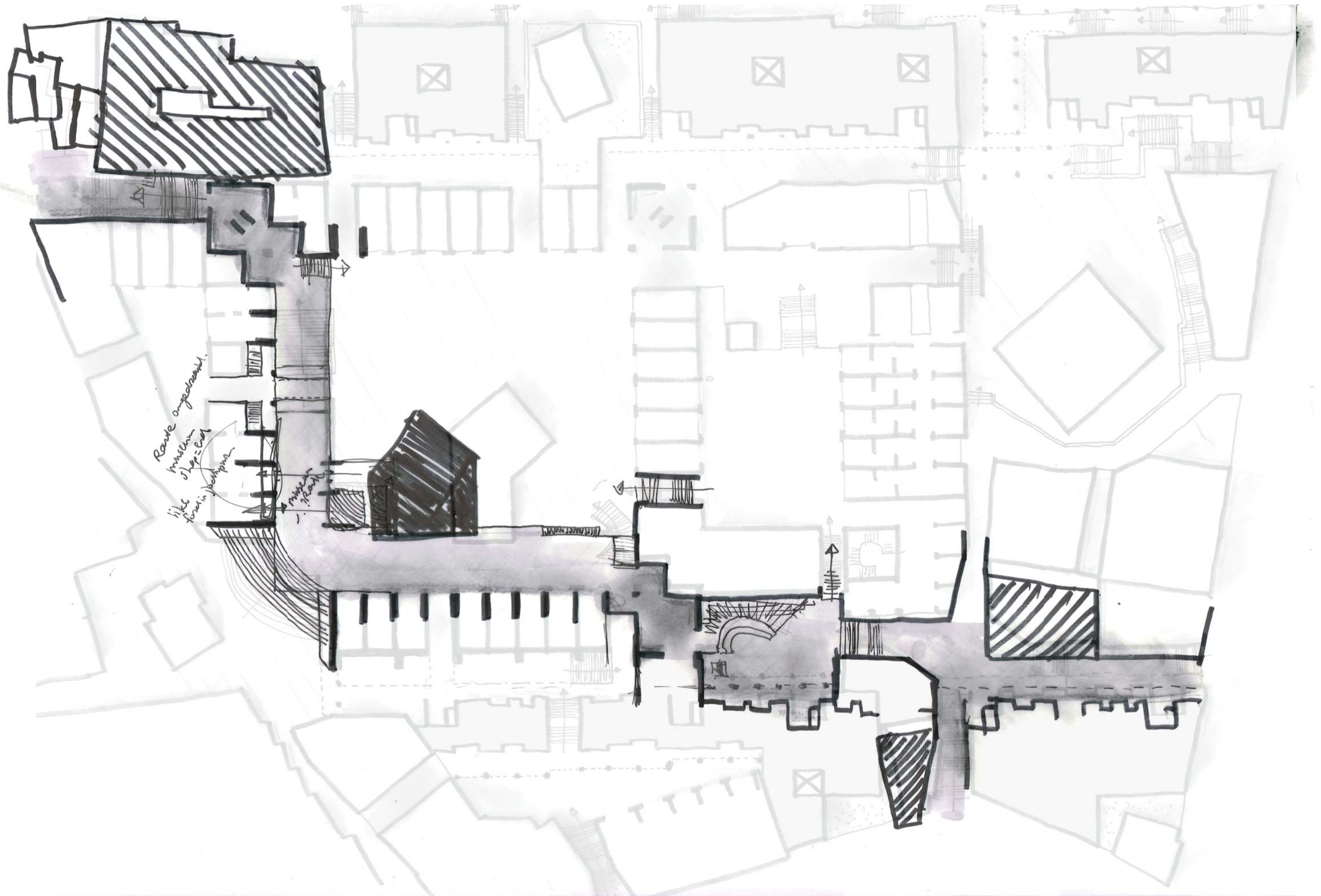


Two slabs form a perimeter threshold

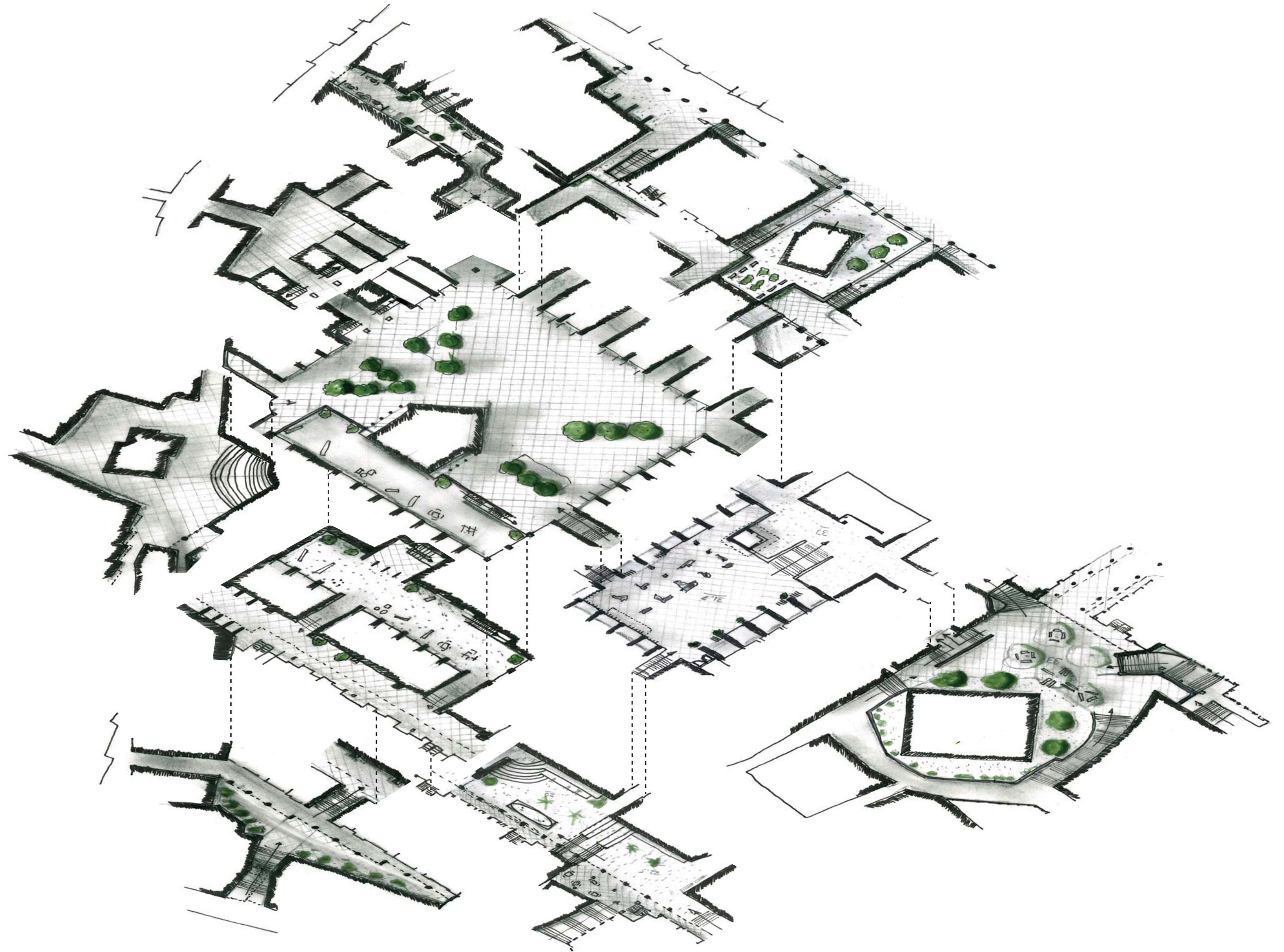
Route I



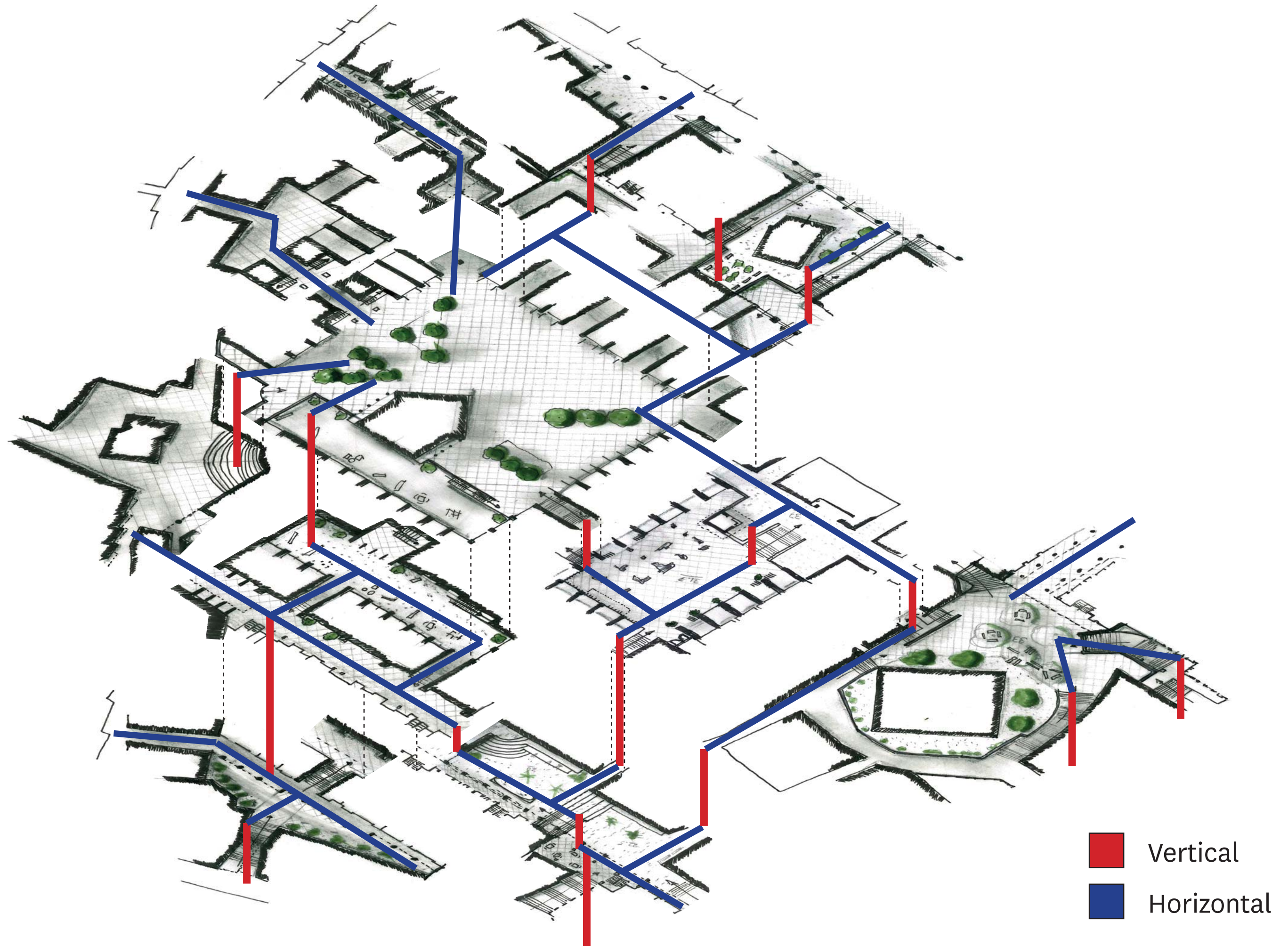
Route II



Public spaces



Public spaces



Staircases make connections on the difficult topography

Public Space



Urban green where people can sit and relax from the intensity

Old vs. New



Encountering monumental buildings the new development leaves a gap

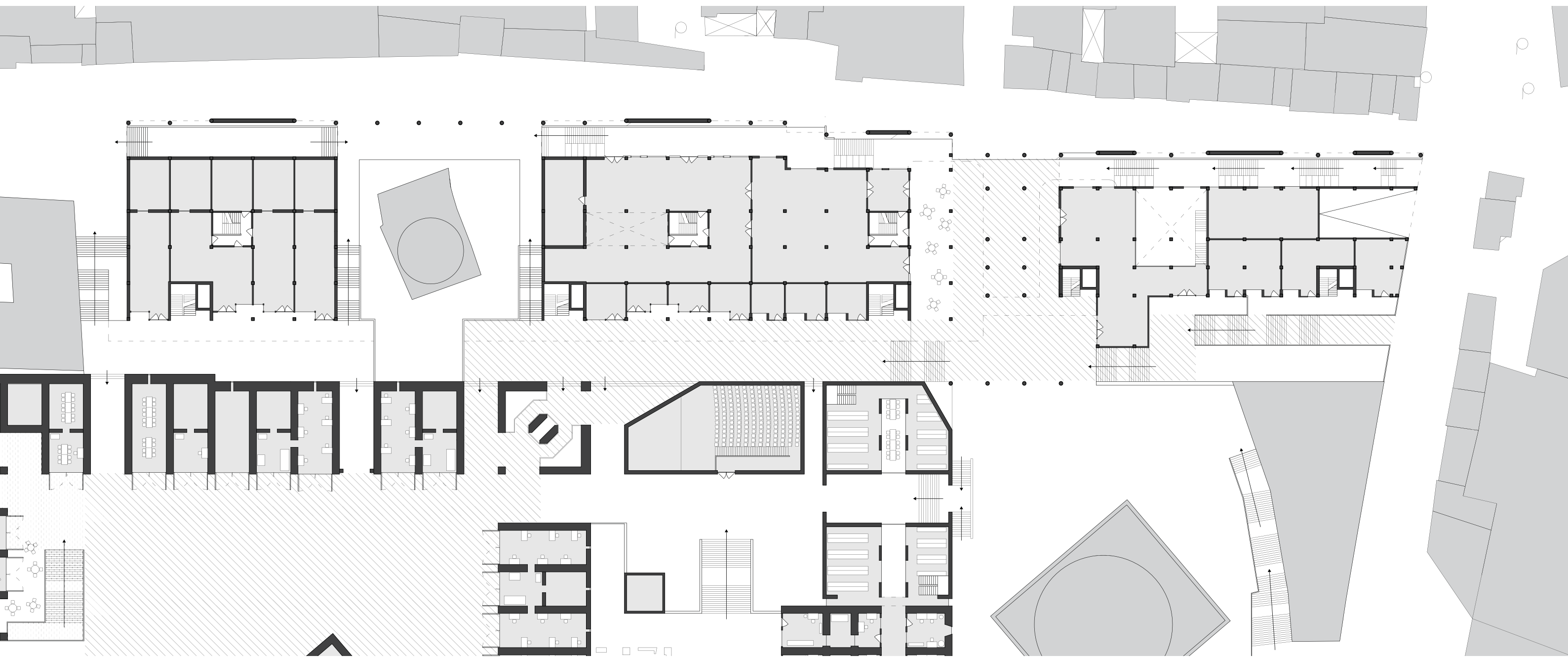
New development

A revaluation of the han typology

- Istanbul, global city
- Caravanseraï, a typology
- The urban fabric
- An urban intervention
- **New development**
- Redevelopment

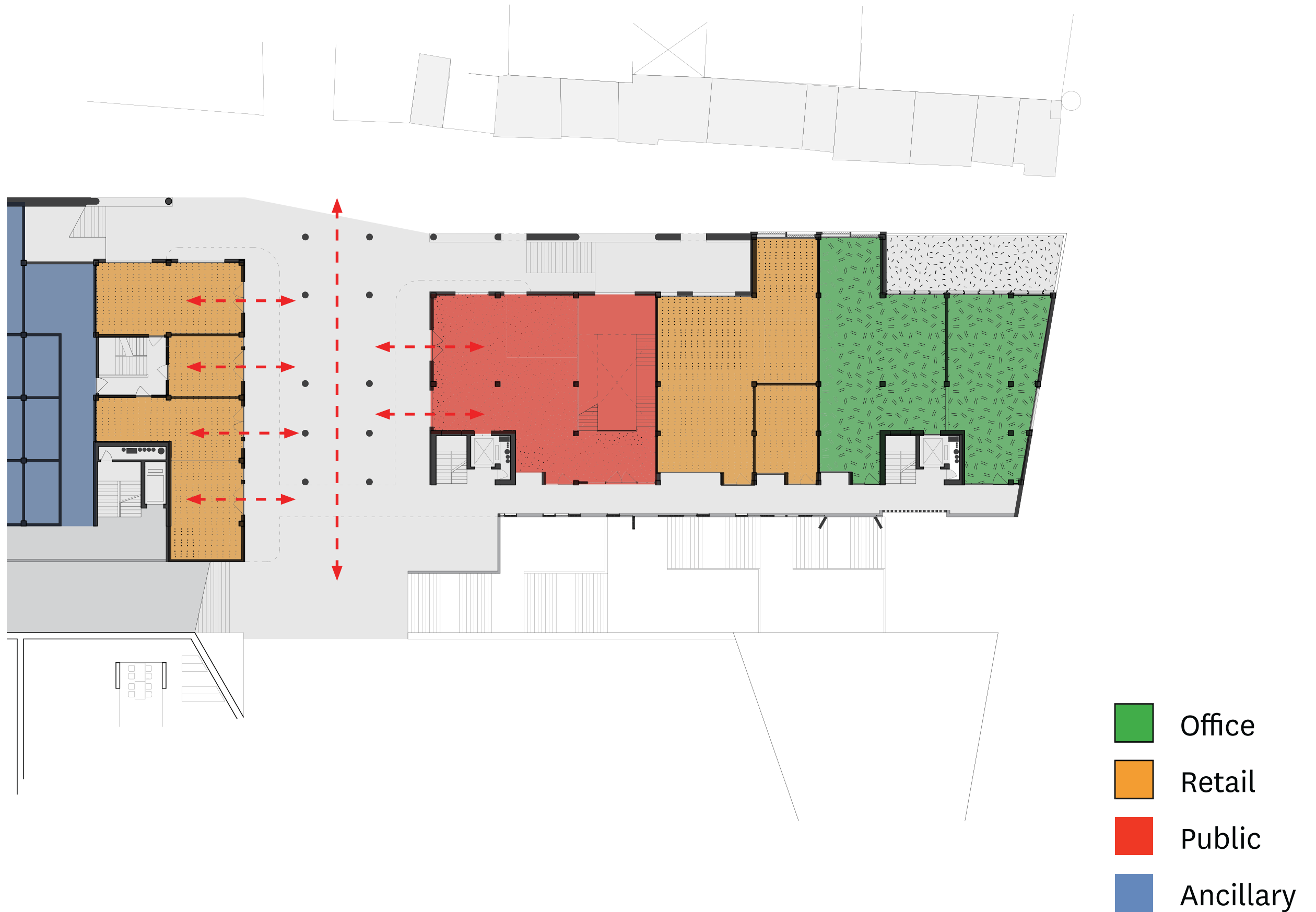


Typical floorplan



Galleries act as streets with cells of functions attached

Gateway and public function



Public functions surround the gateway to the interior

Gateway to the interior

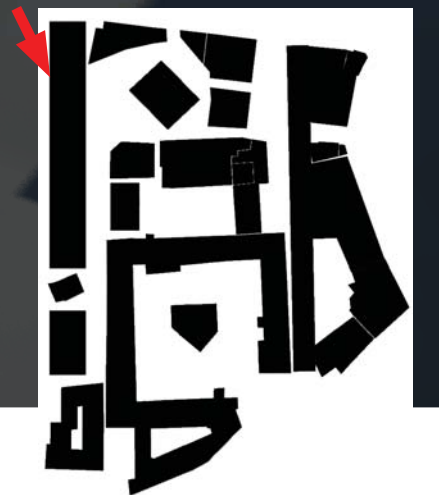


Balconies provide eating terraces

Galleries turn into roofscape

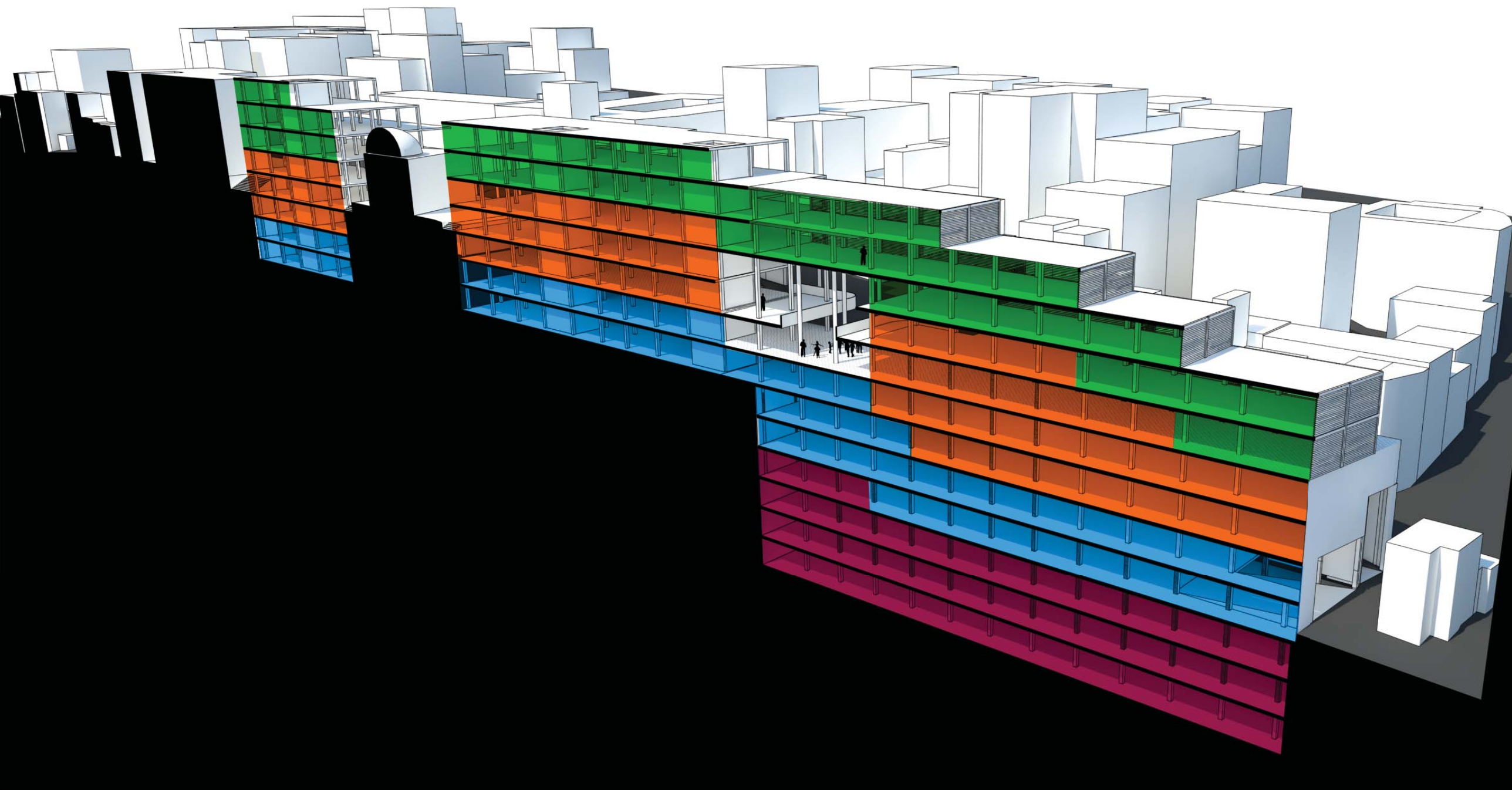


Roofscape

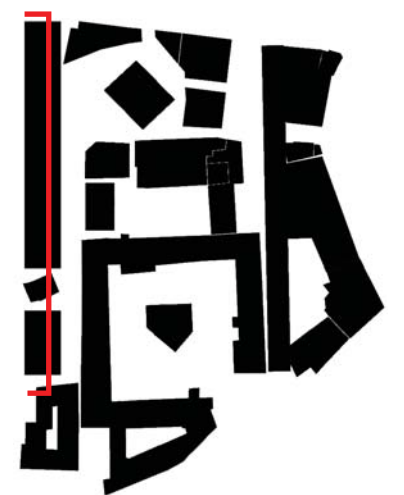


A new type of public space

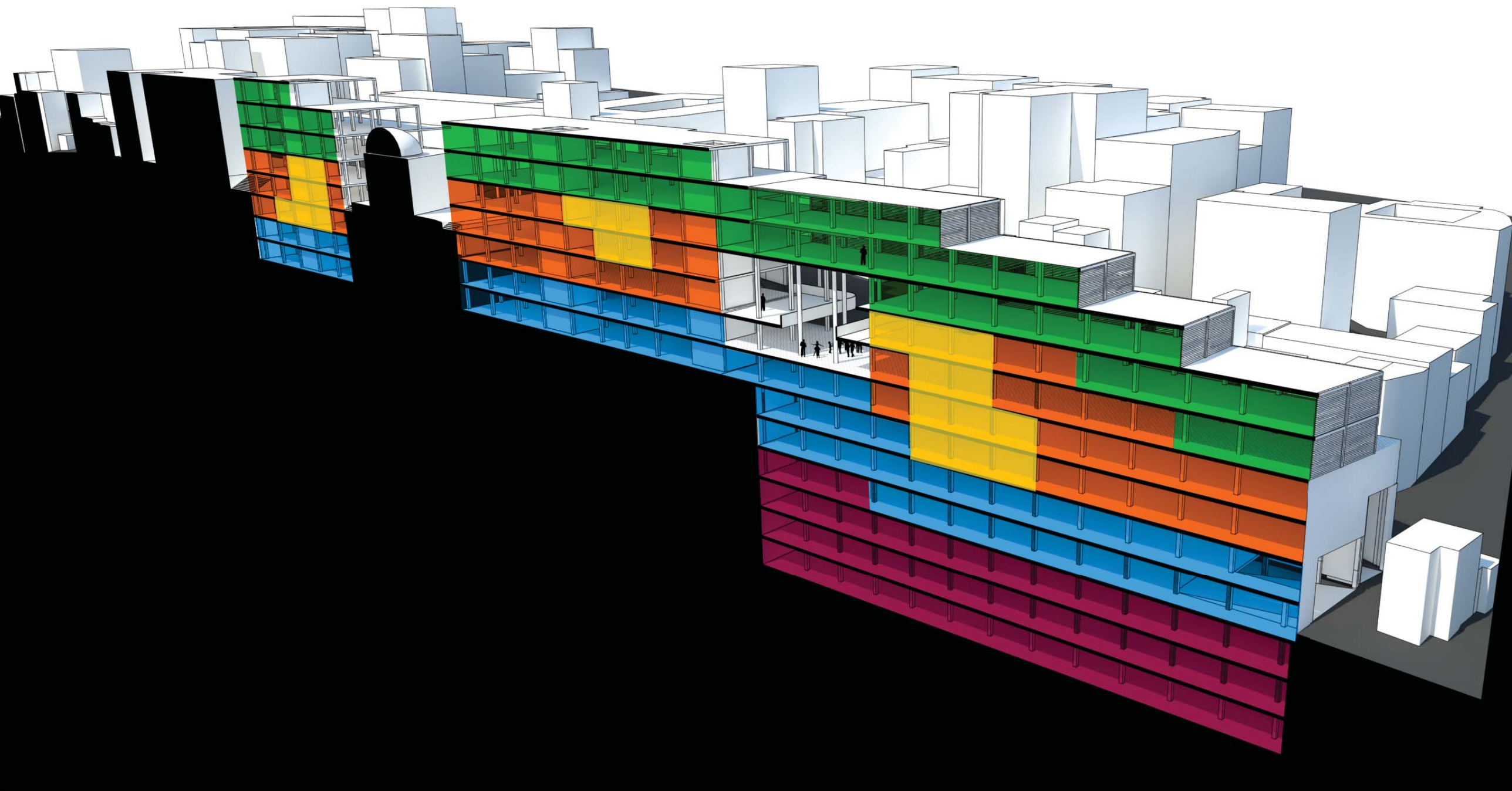
Functional section



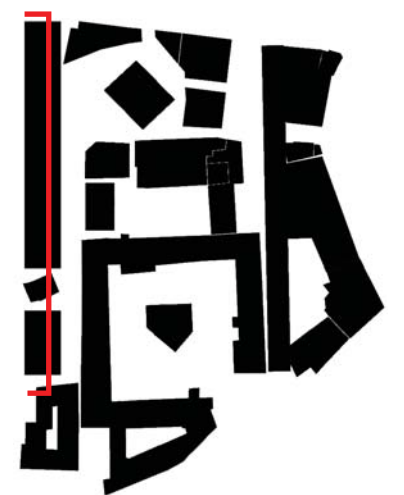
- Office
- Retail
- Ancillary
- Parking



Functional section

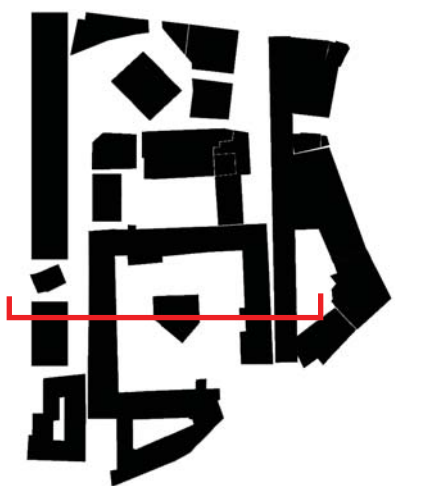
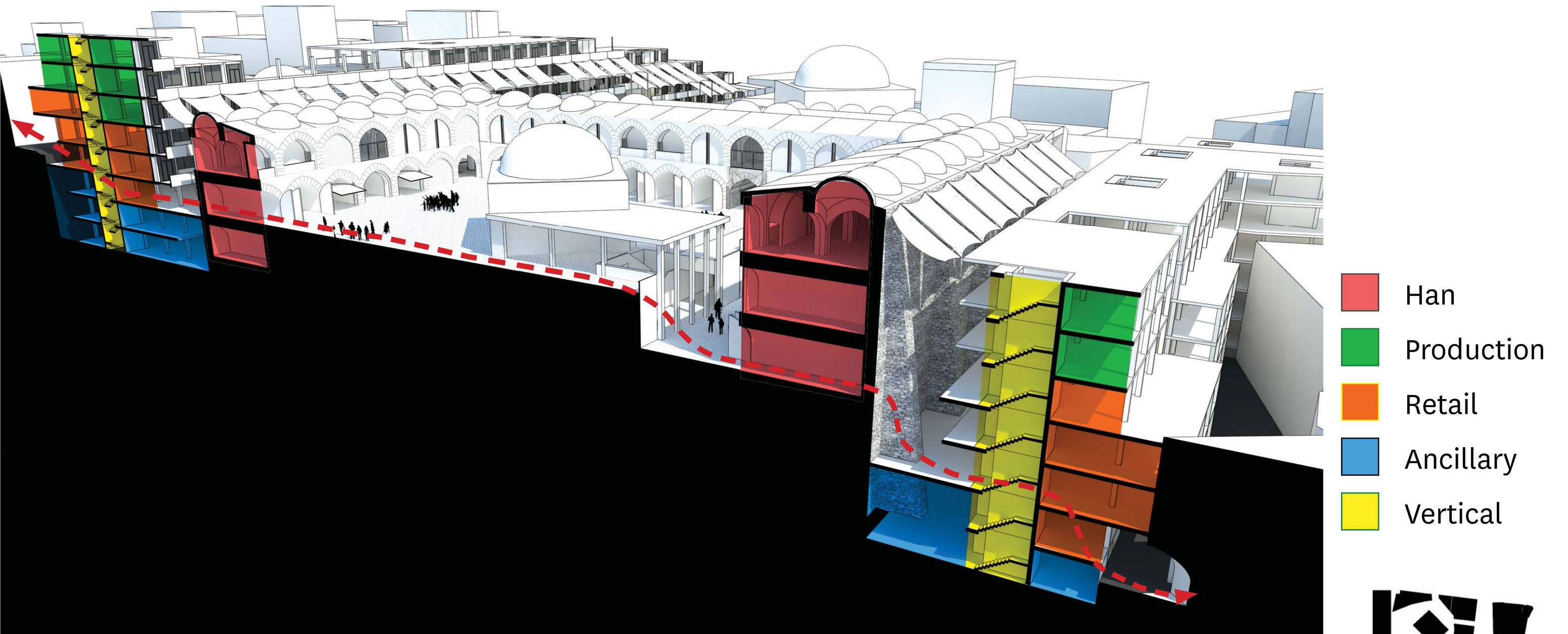


- Public
- Production
- Retail
- Ancillary
- Parking



Public functions span multiple floors

Interior streets mediate topography



The height differences are buffered by the new development

Internal street



The void between old and new

Internal street

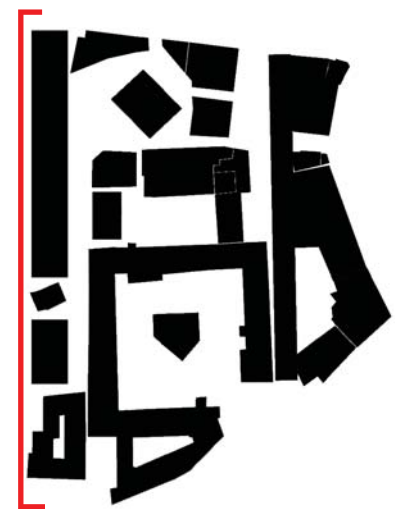


Massive materials of the han are continued in its extension

External facade



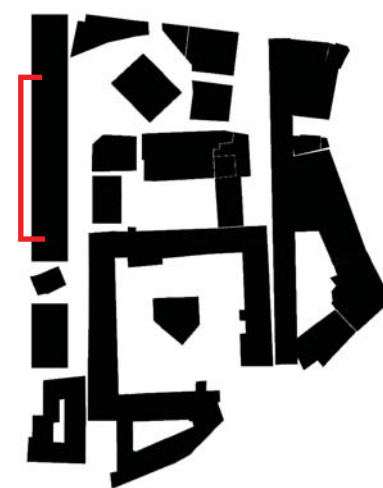
Facade facing the city



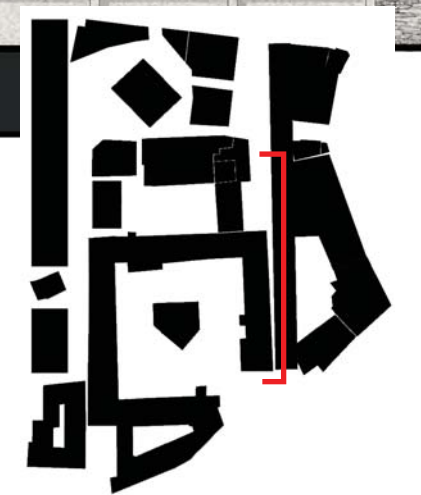
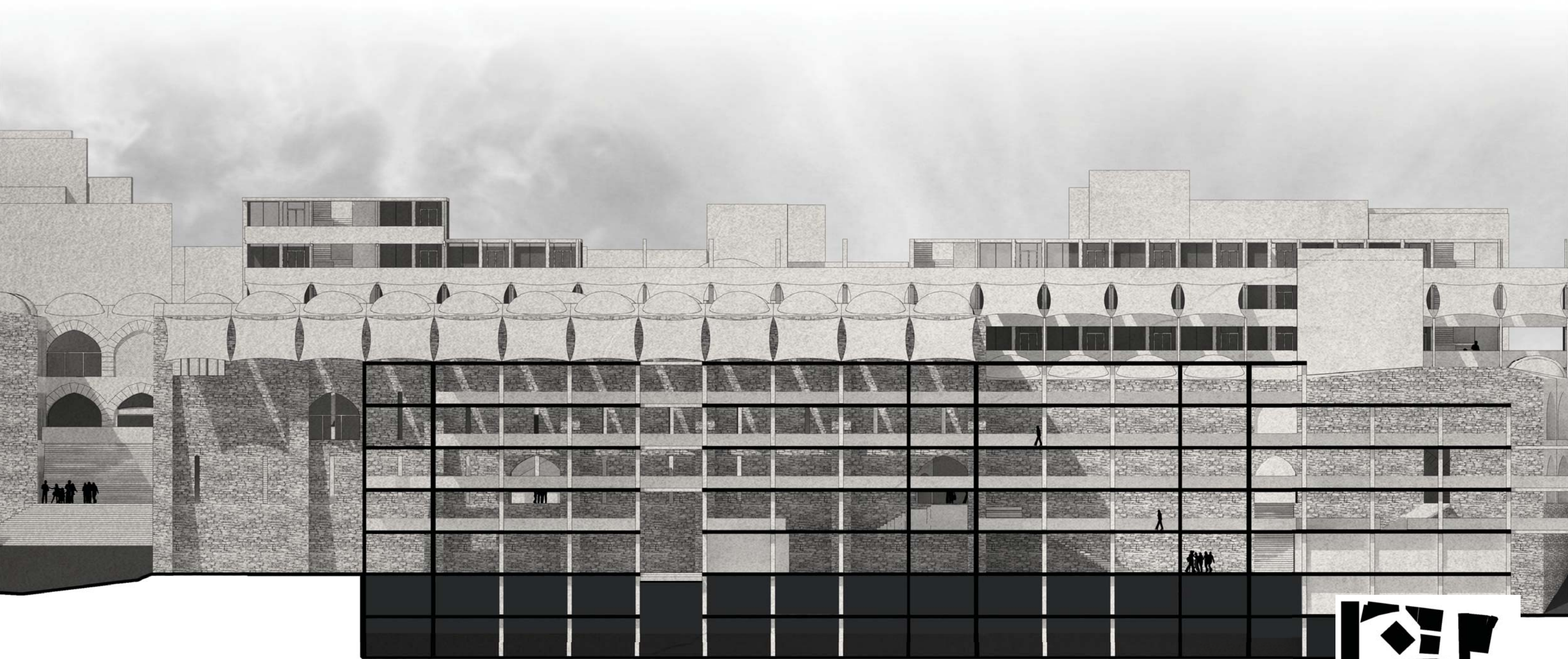
External facade zoom



Three layers: Commercial, Transition, Offices

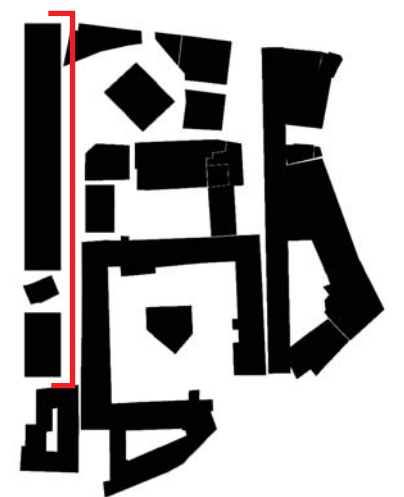


Internal facade



Completely open towards the interior

Internal facade



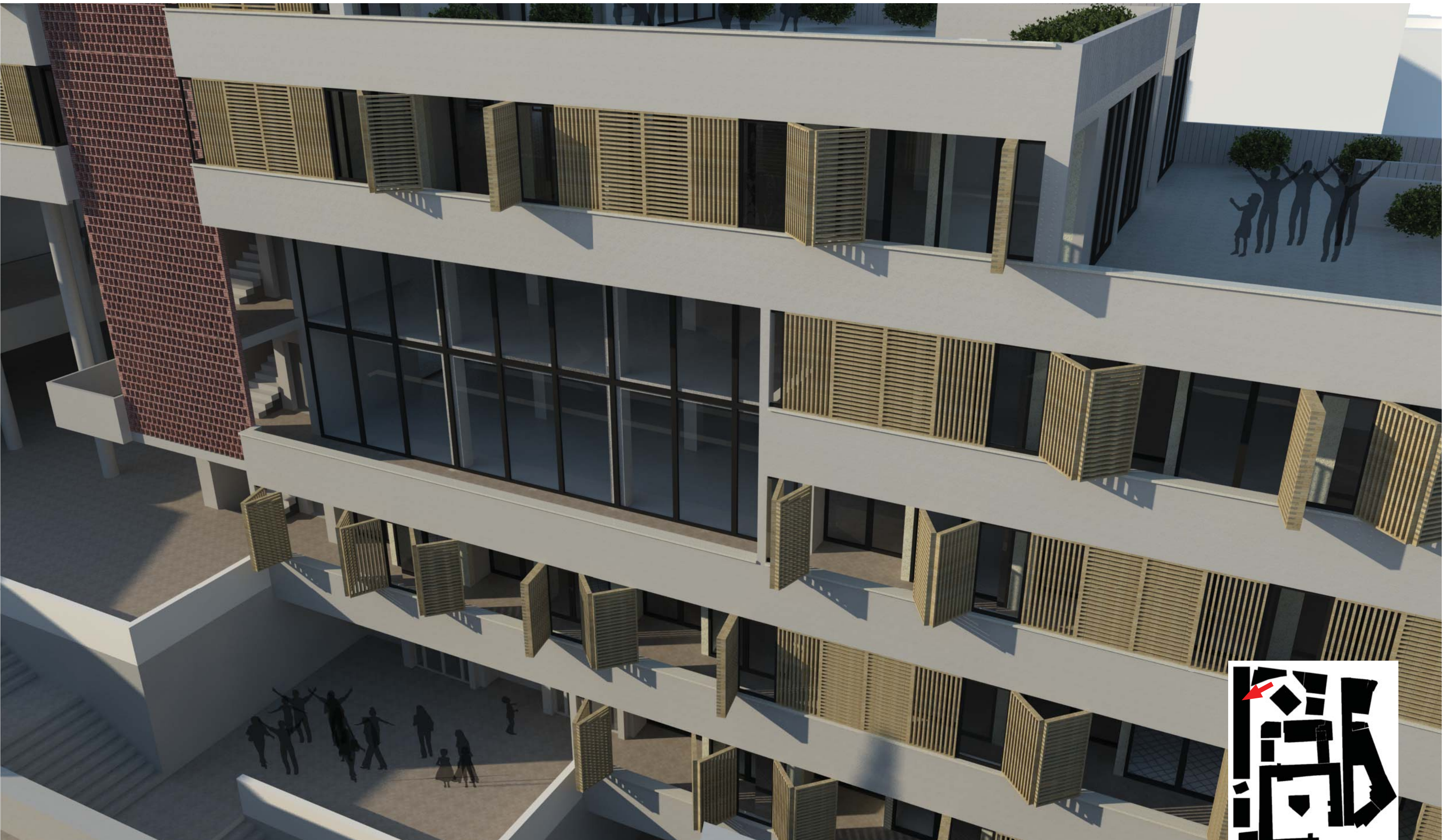
Opposing the han the facade is more 'open' with larger shutters

Internal facade



Large opening for public functions

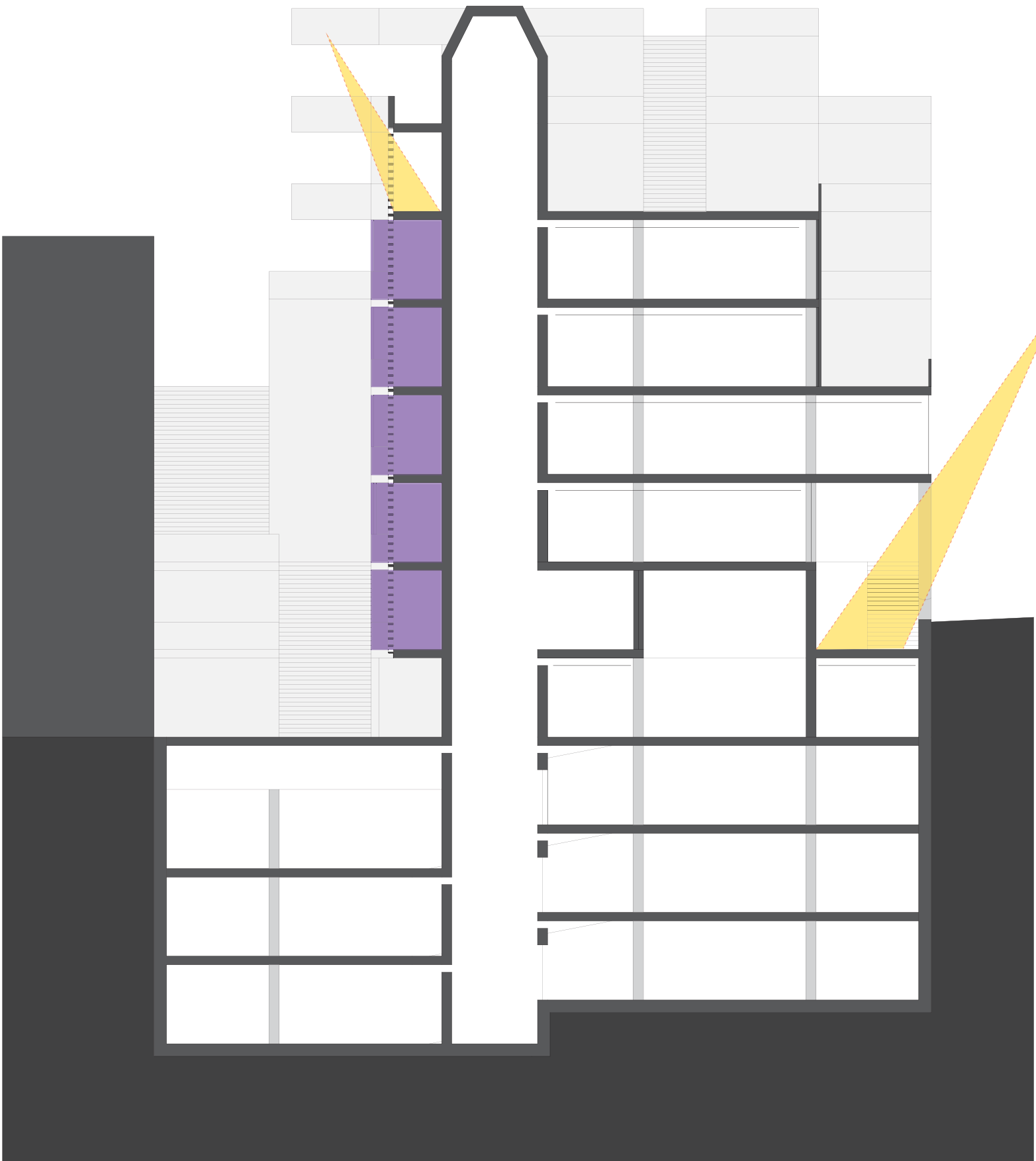
Internal facade



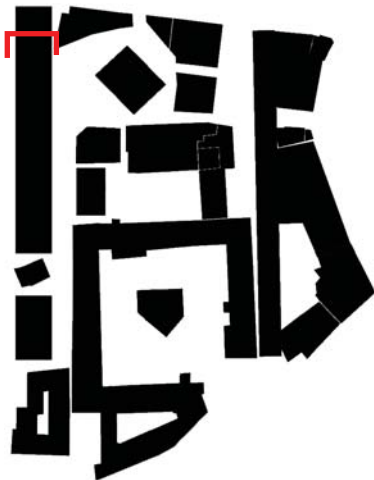
View through internal facade



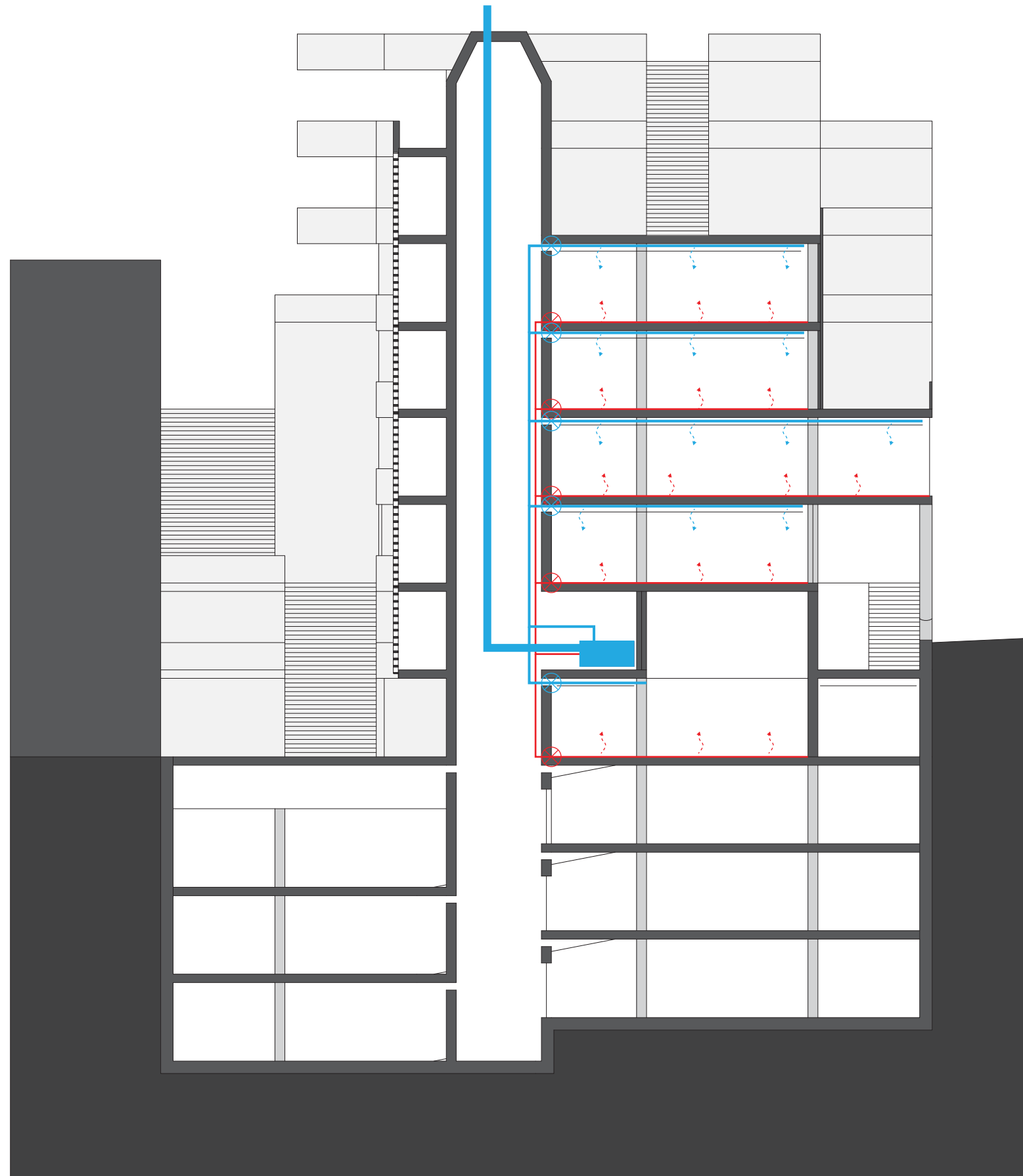
Transparency from the gallery to view the public spaces from a different perspective





- Bufferzone
- Sunlight

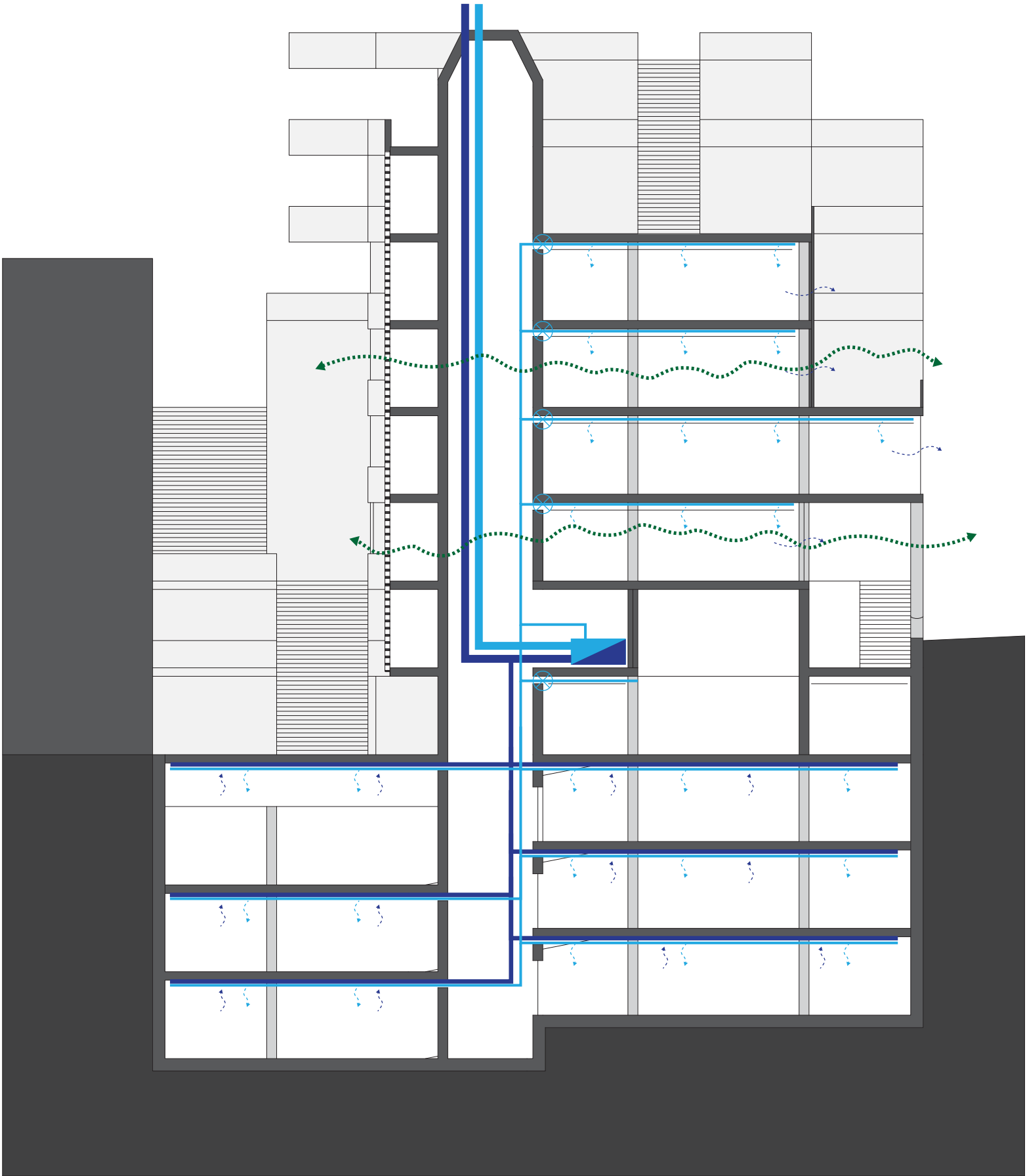


Climate

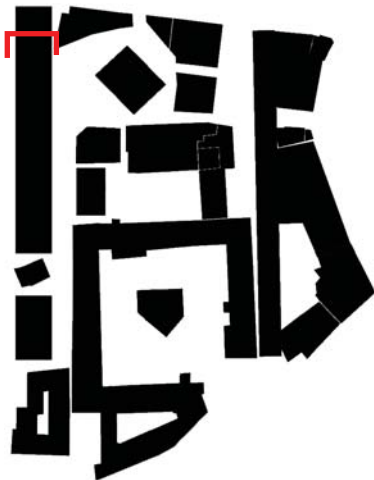


 Cooling
 Heating





In
Out

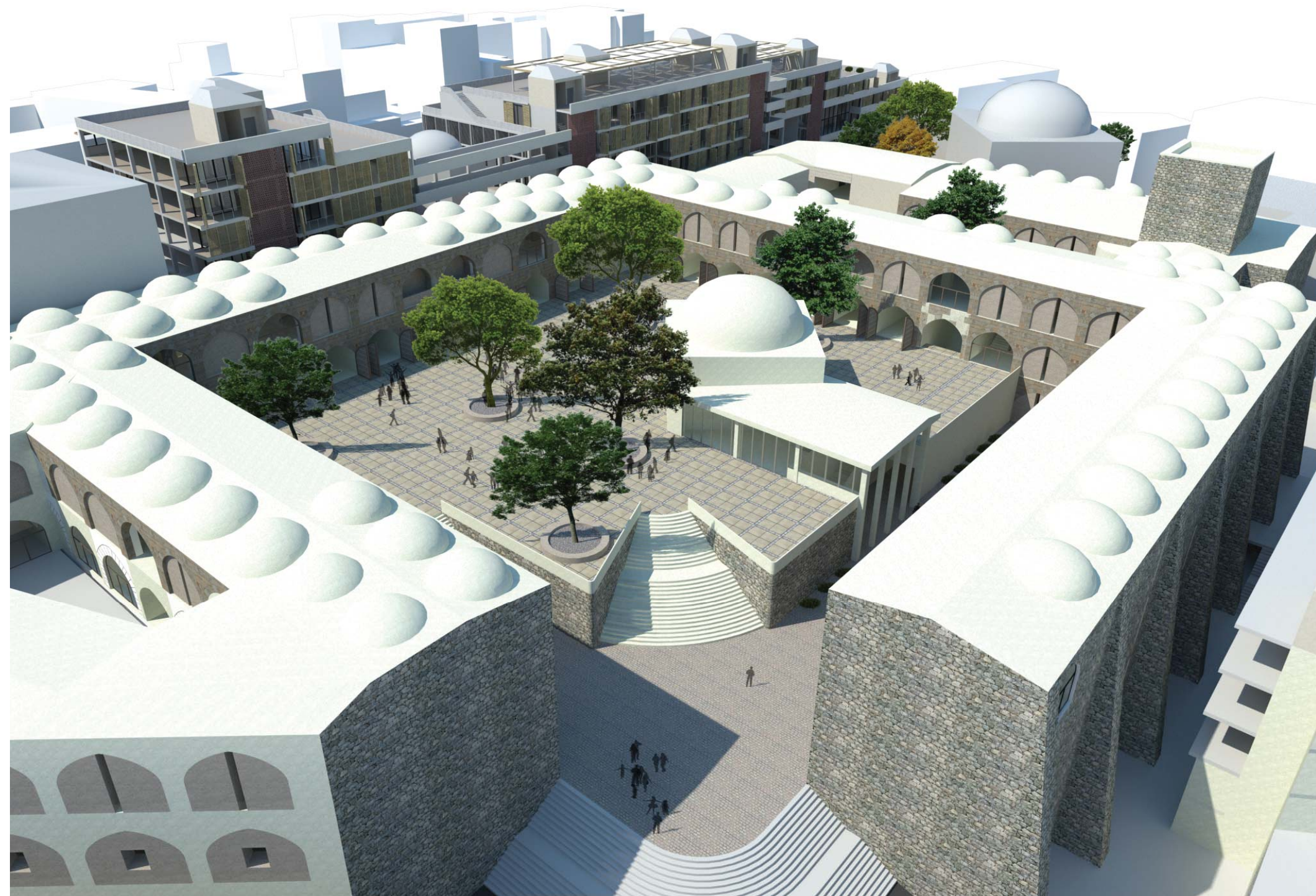


“The perimeter building is a renewed version of the old han typology as it serves like a protective layer for the interior of a block whilst still allowing the intensive and varied exploitation of today.”

Redevelopment of the Buyuk Valide Han

Creating an institute for craftsmanship

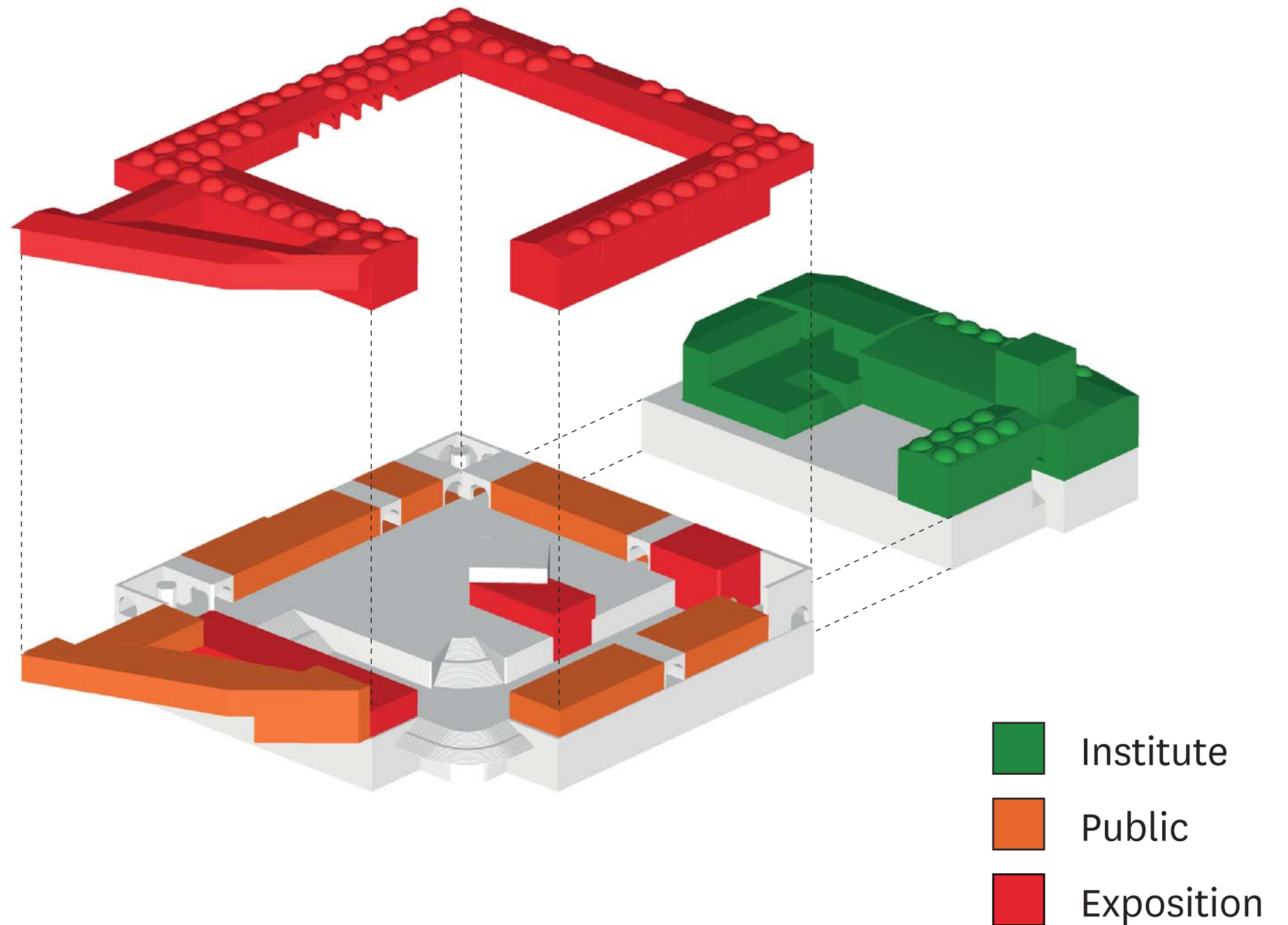
- Istanbul, global city
- Caravanserai, a typology
- The urban fabric
- An urban intervention
- New development
- Redevelopment



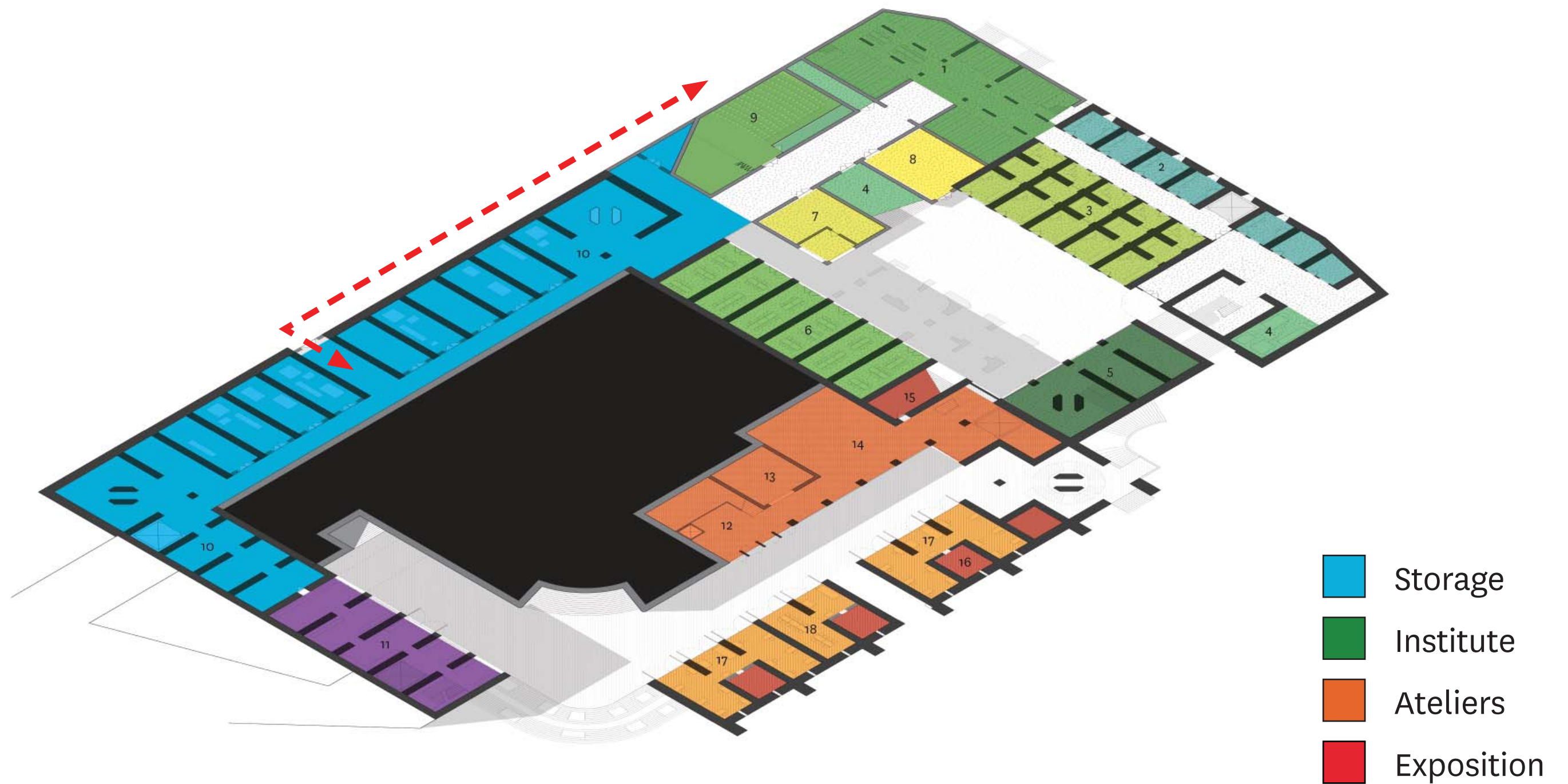
Programme

“The globalization of Istanbul has caused its development to be aimed at capital gain rather than improving urban quality. The internationalisation has caused a lack of identity in Istanbul.”

- *Creative crafts provide identity*
- *The public can engage with craftsmanship*
- *Institute needed to manage quality and research innovative applications for traditional crafts*
- *The han as a redeveloped traditional building is a prime example*

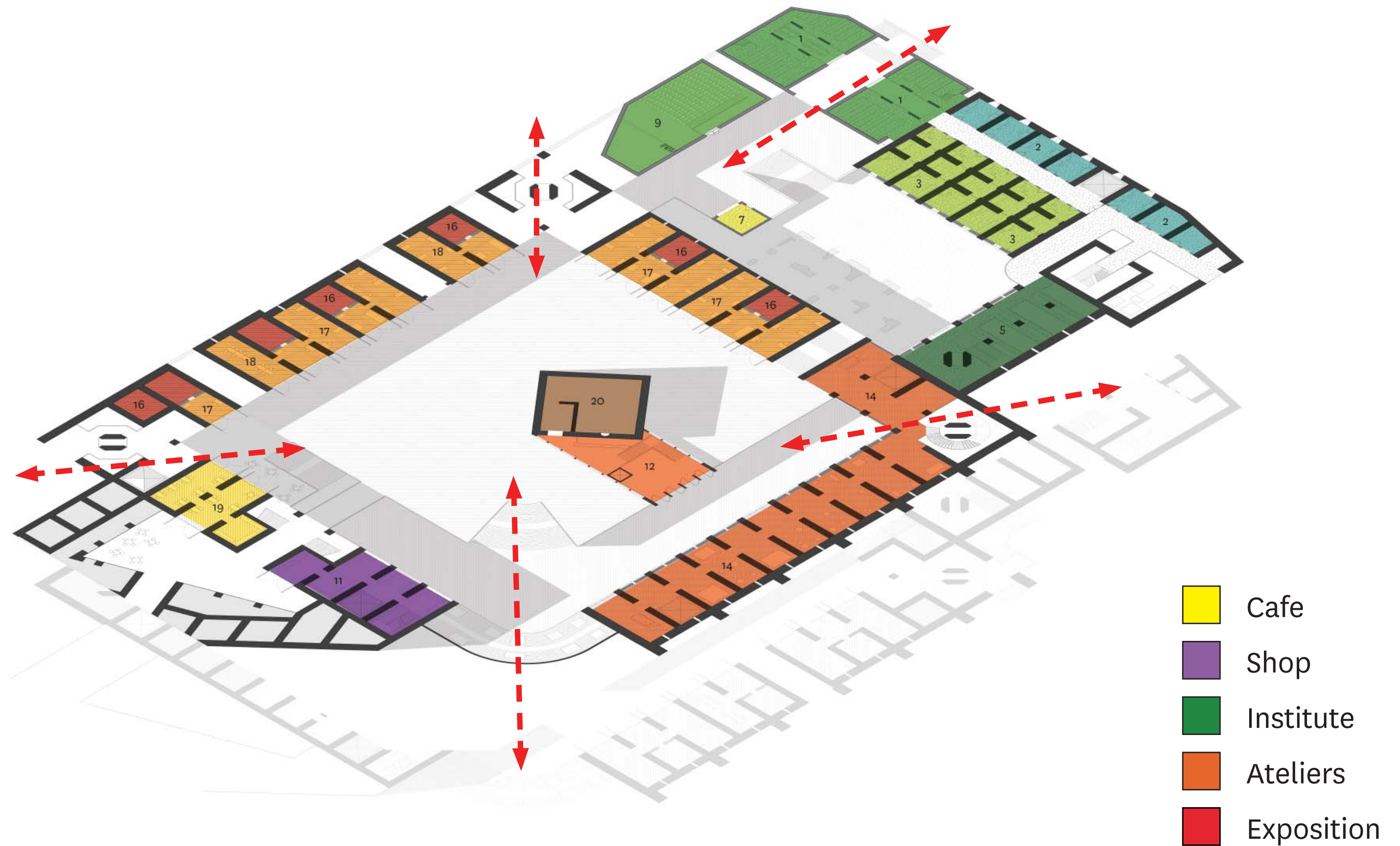


Plan level o



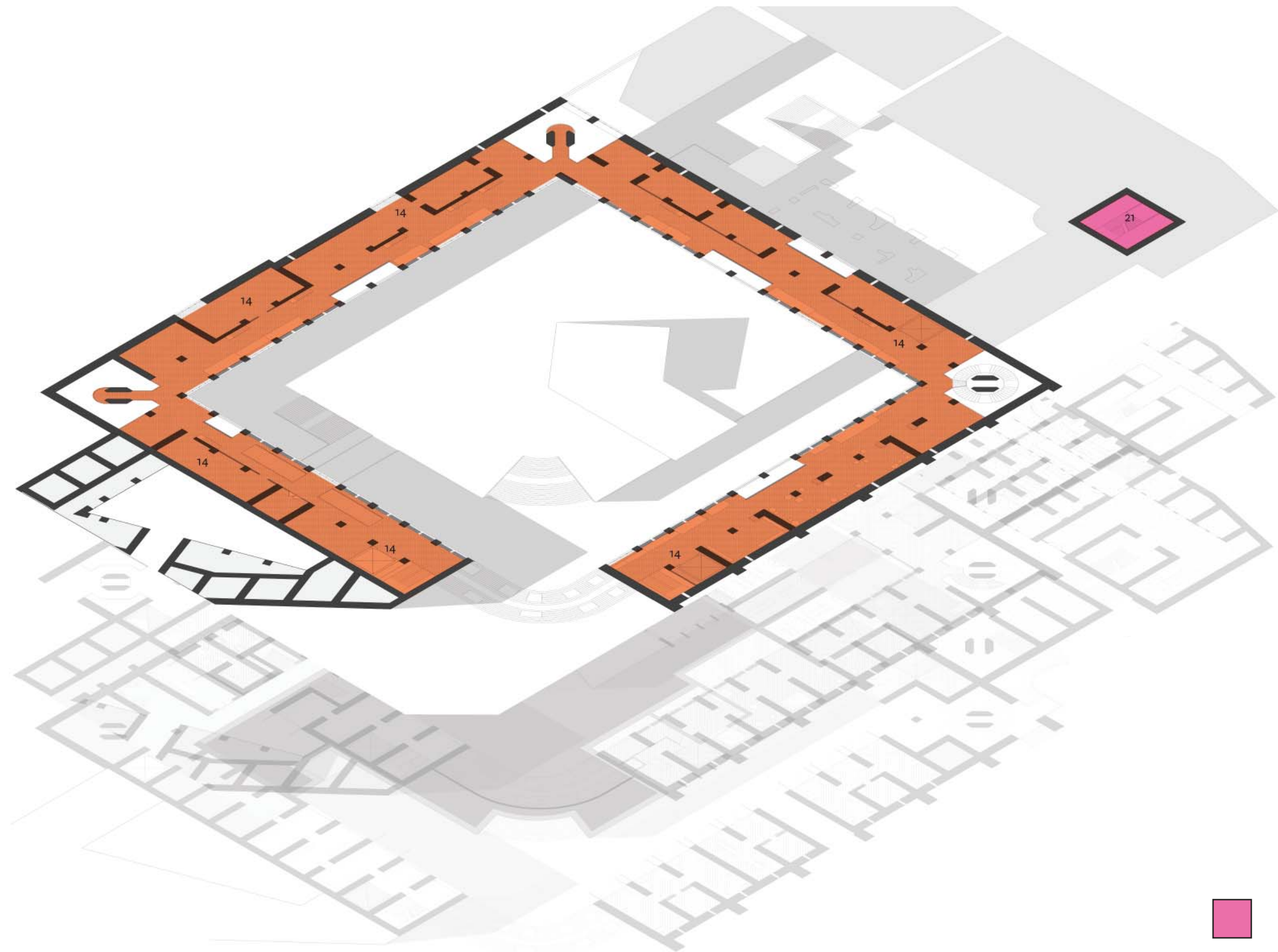
Partly underground due to topography

Plan level 1



Ateliers open up towards the public space = interaction

Plan level 2



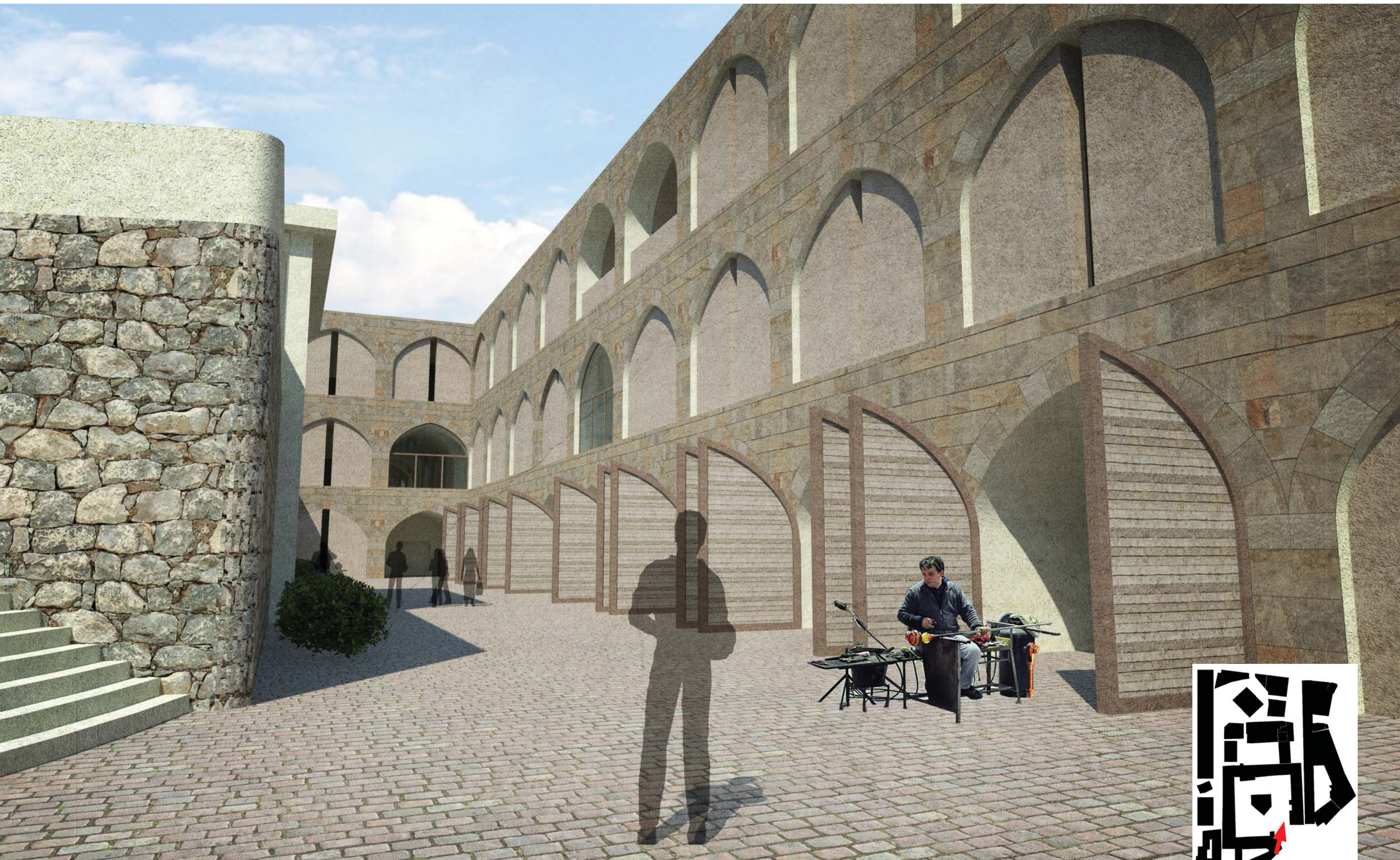
- Viewpoint
- Exposition

Impression of main courtyard



The creative crafts can potentially take place on the square

Impression of the lower level

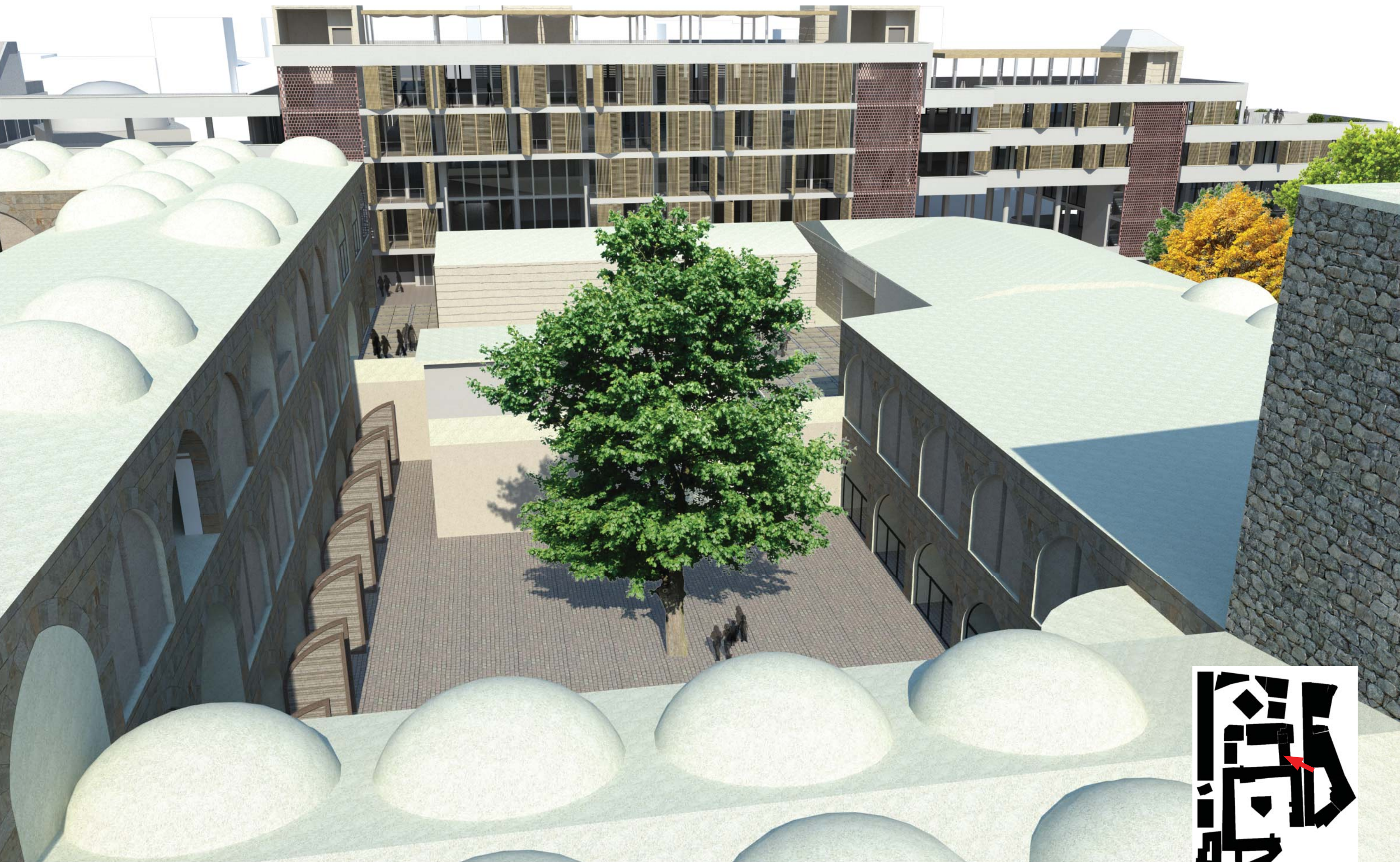


Courtyard I



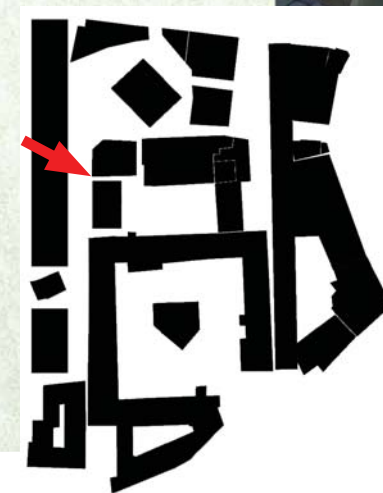
Overview with entrance pavillion for exposition

Courtyard II



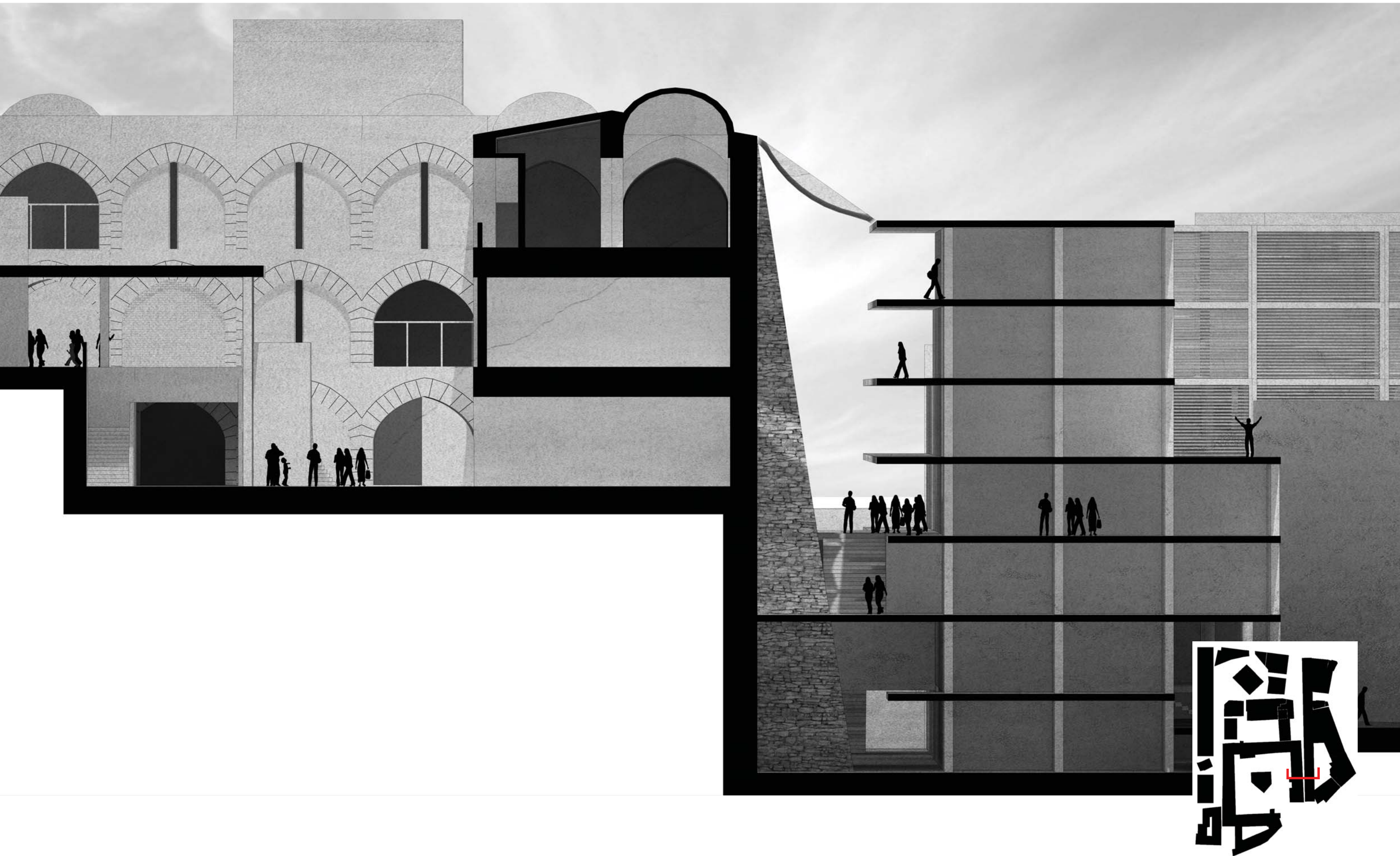
Seminar spaces open up onto the courtyard

Courtyard II



The space can be used as an event space, with reception kiosk

Old vs. New



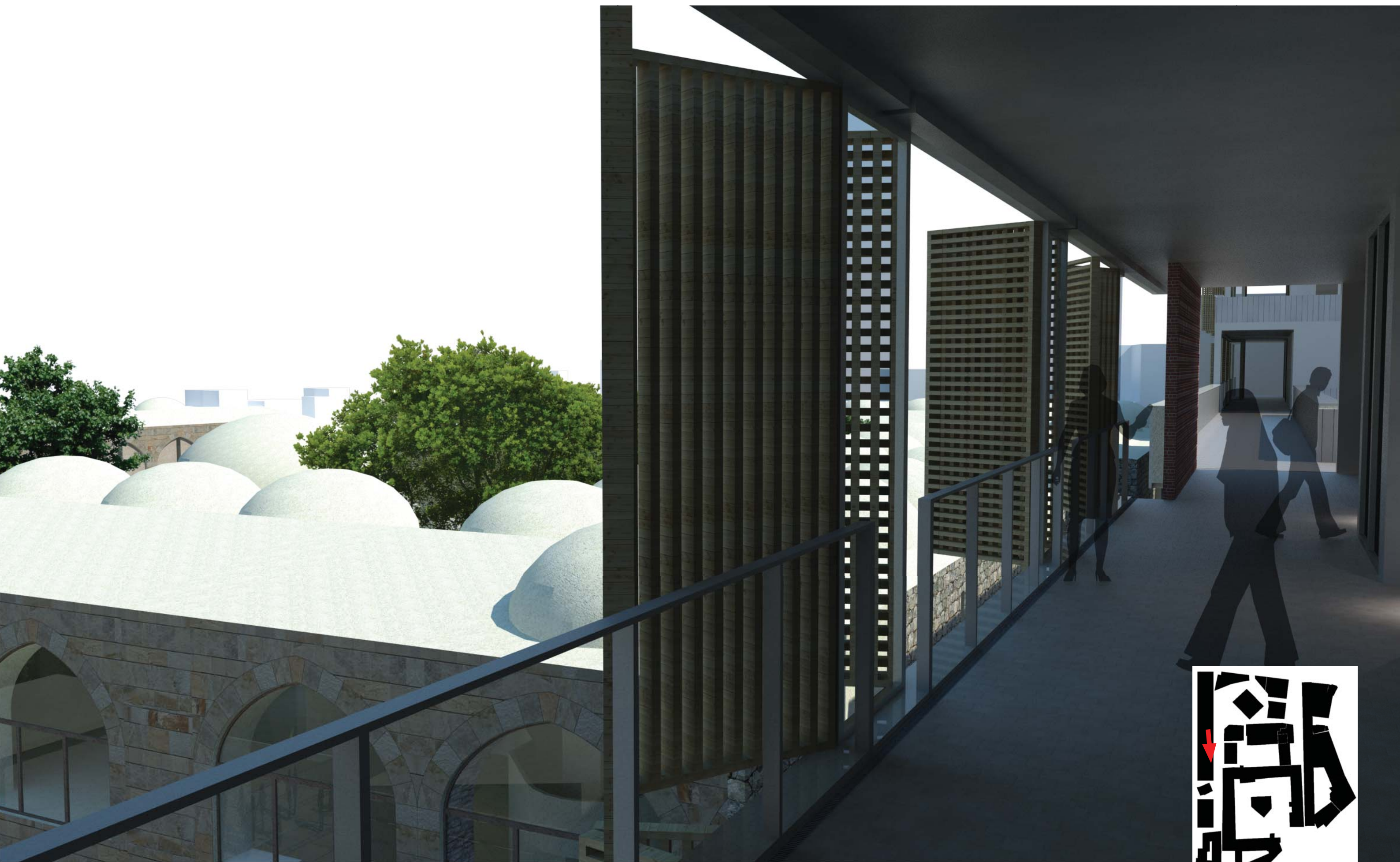
Mass, monumental, historic vs. modern, adaptable, light

Extension of the han



The stereotomy of the materials is continued

View from gallery



The higher floors overlook the han





Buyuk Valide Han

Historic heritage as an urban regenerator

A big thank you to: Gijs den Butter, Maarten Kempenaar, Miguel Kerkstra and Marco te Morsche

