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
No specific site, no specific program
The focus area

Historic peninsula Istanbul

The focus area introduction to the studio

themes - capital region - projection of utopia

introduction to conditions

no specific site

no specific programme

Bosphorus

Marmara sea

Golden horn

Haya soña

Taksim

Marmara sea
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
Daily more than 500,000 people conduct business in the centre
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, focusing 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
The connectivity of the han (and block) has decreased
Differentiated public spaces

The diversity of outside spaces has disappeared
Inside-out block

Ancillary and representative functions switched sides
Earthquake 1920’s

The collapse contributed to the ad-hoc developments
Facade of the block

Riddled with shops
Facade of the block

Only few, hard to spot exceptions
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.”
- Istanbul, global city
- Caravanserai, a typology
- The urban fabric
- An urban intervention
- New development
- Redevelopment
Value the existing

Value systems of Baudrillard: Symbolic value

- Historical
- Religious
Value the existing

Value systems of Baudrillard: Physical condition
Value the existing

Value systems of Baudrillard: Functional value
Actions

- Maintain
- Redevelop
- Replace
The site

Only the buildings we leave
Encapsulation

Protecting the han with a wall
A frame as connection device, to which other developments can connect.
Design the voids as interior streets or public spaces.
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
Two slabs form a perimeter threshold
Route I

Passing 3 mosques on open squares
Passing little pockets which can act as a pocket park or tiny urban square
Public spaces

Differentiated public spaces in the interior of the block
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
- Caravanserai, a typology
- The urban fabric
- An urban intervention
- New development
- Redevelopment
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

Exploiting topographical condition
Roofscape

A new type of public space
Functional section

Stacking of functions according to topography and usability

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

Cantilevers for shadow and bufferzones

Bufferzone
Sunlight
Climate

Heating & Cooling, Central unit, decentral control points
Climate

Natural ventilation and mechanical ventilation (combined with cooling)
“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 0

Partly underground due to topography
Ateliers open up towards the public space = interaction
Plan level 2

A exposition ring surrounding the courtyard
The creative crafts can potentially take place on the square
Impression of the lower level
Overview with entrance pavilion for exposition
Seminar spaces open up onto the courtyard
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