



A Dilemma of Integrity in the Implementation of Conservation Development Plans in Bursa, a World Heritage Site in Turkey

Sermin Çakıcı Alp^{1*}

¹ Faculty of Architecture, Hacettepe University, Orcid ID: 0000-0001-9364-5024^{*}
Correspondence: serminalp@hacettepe.edu.tr

(First received October 21, 2022 and in final form December 23, 2022)

**2nd International Conference on Design, Research and Development
December 14 - 17, 2022**

Reference: Alp S. Ç. A Dilemma of Integrity in the Implementation of Conservation Development Plans in Bursa, a World Heritage Site in Turkey. *Orclever Proceedings of Research and Development*,1(1), 08-24.

Abstract

Conservation of historic areas defining the urban identity of the cities emerged in research on urban planning activities in Turkey only after the 1970s. However, the term 'integrity' was yet to be included in the national conservation legislation. In the historic city of Bursa, however, conservation decisions on the sustainability of traditional fabric had already been taken in 1960 with Piccinato's plan. Accordingly, demolished landmark buildings in the Historic Trade Centre were reconstructed; so although authenticity was lost, the spatial integrity of the area was kept. Afterward, thirteen conservation plans for historic regions were prepared from 1981 to 2007, with the participation of experts from various institutions. The primary aims of these plans were to provide structural and spatial integrity of associated historic areas, improve living conditions, and avoid gentrification during the urban development of Bursa. However, it is impossible due to the lack of a holistic approach to the application process.

This study aims to present the dilemma observed in implementing conservation decisions taken from the 1980s until the 2000s, which pose problems regarding the integrity of the historic urban fabric in Bursa. It sets off with a brief description of the significance of integrity in urban conservation while highlighting Bursa as a pioneering city, where holistic decisions on the sustainability of its historic urban identity were taken through conservation development plans – much earlier than the rest of the country. The contradictions between conservation plans and their



implemented forms are subsequently discussed to understand the level of achievement in ensuring the integrity of its urban identity. Hence, it is claimed that the traditional urban fabric of Bursa could not be preserved with its natural and architectural values since the aim of holistic conservation in related plans was implemented inconsistently.

Keywords: Integrity, Urban Identity, Conservation Development Plan, Bursa

1. Introduction

It is easy to identify the historic towns and cities according to the characteristic residential districts, including monumental historic buildings and their surrounding dwellings, along with the defined squares, boulevards, streets, and street furniture describing urban texture and materials. Urban identity is formed through the meaning of the built, natural, and social environment, which also explains the memorial attributes of a city (Oktay & Alkan Bala, 2015). Therefore, a holistic approach is required to integrate decisions and implementations aiming to conserve the historical identity of an urban area or a city.

The notions of authenticity and integrity in conservation implementations have been newly emphasized, becoming popular topics for research and conference papers since 1972 after the adoption of the Convention concerning *the Protection of the World Cultural and Natural Heritage, the World Heritage Convention*. Accordingly, the tendency has been toward larger areas, historic towns, and landscapes rather than nominating single buildings.

According to the Operational Guidelines for the Implementation of the World Heritage Convention (2005), the concept of integrity was defined as a measure of the wholeness and intactness of the natural and cultural heritage and its attributes' (Jokilehto, 2009). Hence, a property should thus include all elements necessary to express its significance and be of adequate size to ensure the complete representation of the features and processes that convey its significance to fulfill the integrity condition. On the other hand, the sites of monuments must be the object of special care to safeguard their integrity and ensure that they are cleared and presented in a seemly manner. The main objective of urban conservation and building restoration activities is to maintain the historical integrity and authenticity of urban structures' conceptual and material production (Zancheti, S. M. and Jokilehto, 1997). As defined in international regulations, urban conservation is a process that seeks to coordinate and regulate the continuity and change of related urban structures and their values. The integrity condition has emerged within the World Heritage context while mentioning its requirement for natural, architectural, and cultural heritage in nominated historic cities. Moreover, it is necessary to emphasize the inclusion of both cultural properties to be conserved while differentiating from the traditional theories of restoration works of art and architecture with principles of



conservation development plans, which were prepared for various historic districts within the city center of Bursa, as still having an Ottoman urban identity.

Bursa, the first capital of the Ottoman Empire, has witnessed urban transformation activities related to architectural works and natural resources in history while closely following the development of urban conservation legislation as a pioneering city in Turkey. As a result of Westernization movements from the end of the 19th century to the declaration of the Republic, the integrity of its traditional organic texture was permanently damaged since the monumental and residential buildings partially or completely collapsed. After industrialization and immigration impacted the urban development planning process in the 1970s, changes in building and site scales continued, causing physical and social deformations by multi-storeyed building constructions and new additions incompatible with the historic urban structure (Çakıcı Alp, 2017).

While discovering the urban conservation history of Bursa (Çakıcı, 2015), the practices, organized under the leadership of the local government and approved by the Conservation Council, were evaluated about concepts of 'authenticity', 'integrity', and 'sustainability', which are also emphasized in international declarations concerning the conservation of cultural heritage. Thus, it became possible to make a general evaluation of the success and failures in urban conservation approaches via problems, potentials, and possible threats of the concerning implementations for the sustainability of the historic urban identity of Bursa, which was accepted as in the list of UNESCO World Heritage Sites in 2014.

Within the scope of this study, it is discussed to what extent the conservation development plans, which were prepared for the protection of historical neighborhoods and regions in the city center of Bursa, can follow the 'holistic conservation approach' emphasized in international declarations. After describing the values and problems in the sustainability of Bursa's urban identity, the planning principles of conservation development plans, dating from the 1980s to the 2000s, are given in detail. The impacts of these plans on providing integrity of cultural heritage, which reveals variety in natural and architectural character of this Ottoman city, are evaluated with the conceptual approaches of international declarations concerning urban conservation. Consequently, a discussion is made as to whether it is possible to reach a suitable solution proposal for the holistic preservation of the historical urban identity of Bursa within the framework of these plan decisions.

2. Urban Conservation Approaches in Bursa

The planning and conservation regulations in Turkey were changed by the effectuation of the first conservation act of the Turkish Republic, no: 1710 Historic Artefacts Act (*Eski*



Eser Yasası), in 1973. This act introduced the term ‘historic site’ and ‘artifact’ to the field of conservation (Şahin Güçhan, Kurul, 2009: 29-30). In the case of Bursa, the built environment that needs to be protected within the boundaries of the historical urban center was defined as an urban, natural, and archaeological site in the early 1970s¹ (Figure 1).

Accordingly, the neighborhoods within related sites are named as follows;

- EmirSultan, Yeşil, Reyhan, Maksem, Muradiye ve Çekirge Districts; “Urban Site”
- Uludağ Slope and Çekirge District; “Natural Site”,
- Hisar Neighborhood and its Surrounding; “Archaeological Site”

The immovable cultural properties that make up the traditional urban texture of these areas, on the other hand, consist of examples of dwellings, monuments, and archaeological remains according to their spatial and historical characteristics. For example, the public spaces surrounded by the bazaars and shops within the Hanlar District, which continue its commercial function, describe the Ottoman trade identity of Bursa. There are also three types of natural elements that define the geographical character of Bursa. These are;

- The plain, area in the north of the city,
- Uludağ, on which the city leans in the south, and
- Three streams that divide the city into four parts in the east-west direction; Nilüfer, Cilimboz, and Gökdere Urban Streams

As a result, the natural, and cultural assets, that make Bursa a hillside city should be able to continue their existence with the landscape areas and built environment around them. For this purpose, thirteen conservation development plans were prepared for the prominent neighborhoods in the city center and approved by the Conservation Board in the period from the beginning of the 1980s to the beginning of the 2000s, following the site decisions taken in the 1970s (Table 1) (Figure 2). The first six of these plans have priority as containing the decisions to sustain the previously registered conservation areas within the historical city center of Bursa. Hence, those plans also reveal the pioneering urban conservation approaches in Bursa. In the following years, new conservation development plans were designed by deriving from urban design projects that contain conservation principles for the restoration and reuse of major monumental structures or landscape areas as a part of urban heritage in Bursa.

¹ Related decisions; (1) GEEAYK: 7763 / 19.04.1974, (2) GEEAYK: A-625 / 09.07.1977, (3) GEEAYK: 10662 / 13.10.1978.



Table 1 The List of Conservation Development Plans (Çakıcı Alp, 2022)

Name of the Conservation Development Plan (CDP)	Year	Conservation Decision
The East of Maksem-Gökdere-İpekçilik CDP	1981	GEEAYK: 13333 / 12.11.1981
Setbaşı-Yeşil-Emirsultan and the South of İncirli Street CDP	1982	GEEAYK: 13954 / 11.06.1982
Tophane CDP	1983	GEEAYK: 14607 / 11.02.1983
Reyhan-Kayhan-Hanlar CDP	1988	BKTVKKBK: 218 / 27.10.1988
The West of Maksem-Muradiye-Hisar CDP	1991	BKTVKKBK: 1730 / 04.05.1991
Çekirge Hot Water Conservation Area CDP	1995	BKTVKKBK: 4521 / 11.07.1995
Ördekli Bath and its Surrounding CDP	1998	BKTVKKBK: 6622 / 27.08.1998
1 ST Special Project Area of Reyhan-Kayhan-Hanlar CDP – Tuzhan CDP	2001	BKTVKKBK: 8402 / 16.02.2001

(*) Abbreviations:

CDP: Conservation Development Plan

GEEAYK : Gayrimenkul Eski Eserler ve Anıtlar Yüksek Kurulu

(High Council of Real Estate Antiquities and Monuments)

BKTVKKBK : Bursa Kültür ve Tabiat Varlıklarını Koruma Bölge Kurulu

(Bursa Cultural and Natural Heritage Preservation Regional Board)

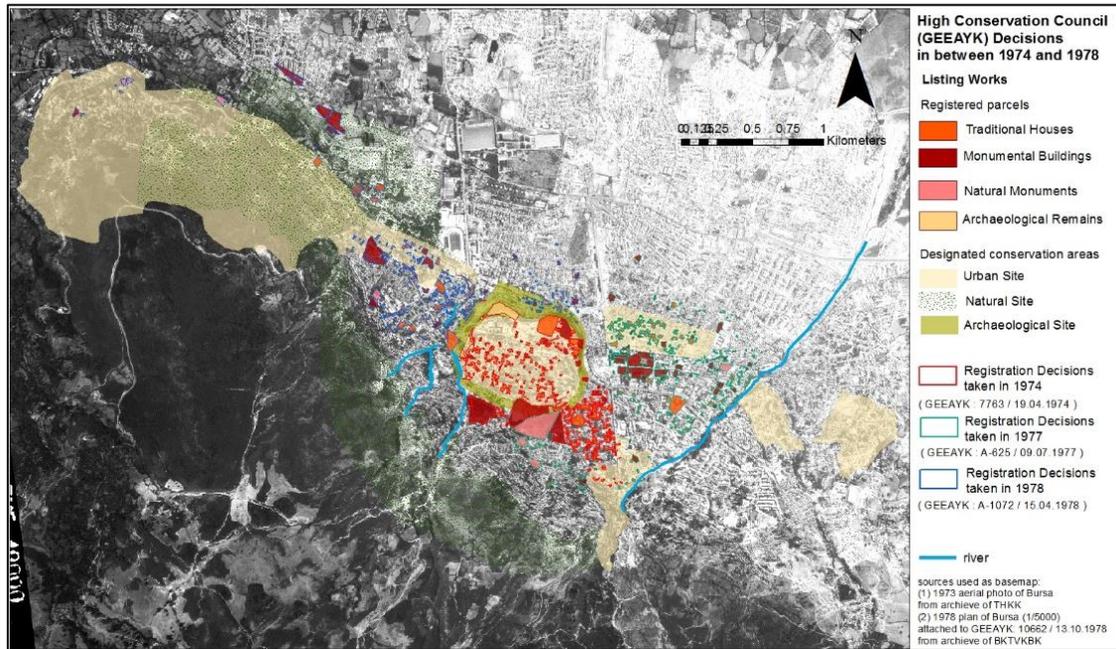


Figure 1 First Registration and Designation Decisions in Bursa (1974-1978) (Çakıcı, 2015, p. 109)

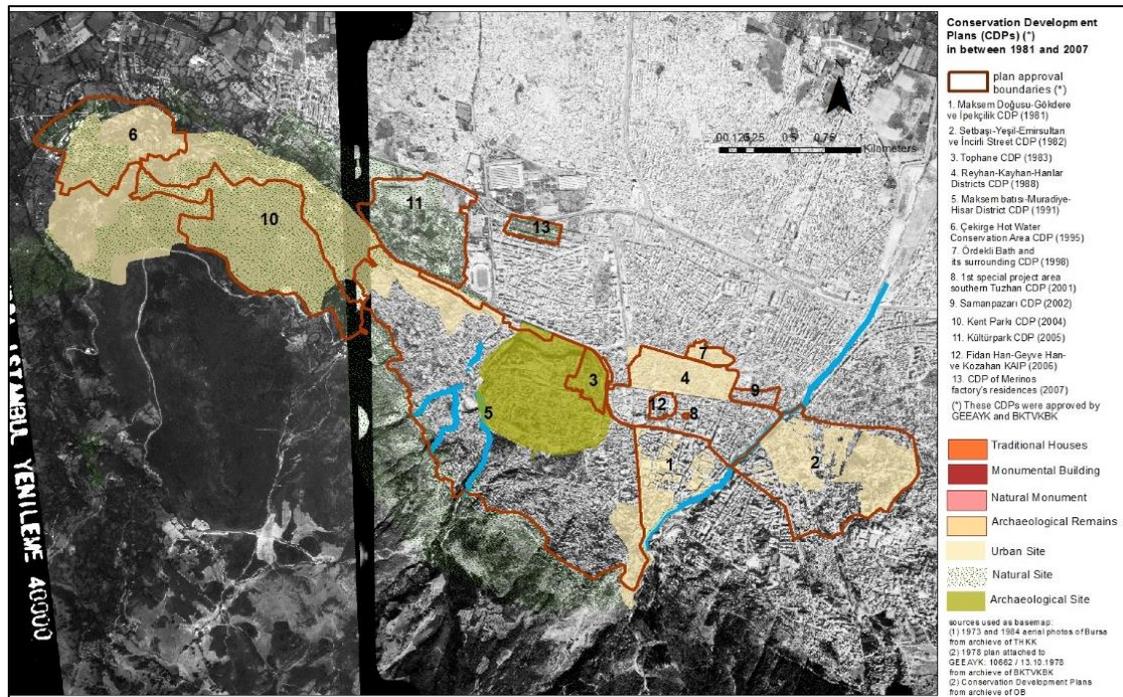


Figure 2. Overlap of Designated Sites (1974-1978) and Conservation Development Planning Areas (1981-2007) (Çakıcı, 2015, p. 135)



2.1. The First Conservation Development Plans (1981-1985)

The sensibility and conscientiousness of local authorities in the conservation of cultural properties in Bursa can be seen clearly in the correspondences² that took place at the beginning of the 1980s. In one of them, the communications between the Chamber of Architects, Bursa Branch, and Conservation Council were found dissatisfying about the activities concerning the conservation of sites together with restoration and reuse of historic buildings. Accordingly, an urgent Council meeting was requested to be held in Bursa to analyze the problems regarding 'the 1st Stage Conservation Implementation Plan', which the Bureau of Master Plan of Bursa previously prepared. In response to this request, the General Assembly of GEEAYK was held in Bursa on December 10th-12th, 1981.

In this assembly, '**The East of Maksem-Gökdere-İpekçilik Conservation Implementation Plan³ (1/1000)** and Plan Report'⁴ was initially submitted to the High Council to be evaluated. This report was prepared as a result of meetings held in 1981 with experts from the Ministry of Public Works and Housing, Bursa Municipality, and the Ministry of Culture. Consequently, a working schedule was produced while emphasizing the importance of relevant conservation policies and plans concerning the sustainability of the historic urban identity of Bursa as a whole. Meanwhile, a sketch plan drawing, which indicates the priority planning areas in the historic city core of Bursa, was added to the report of 'The East of Maksem-Gökdere-İpekçilik Conservation Development Plan.' In this 1/25000 scaled drawing, all historic sites considered to be conserved were grouped as 'sites', 'conservation areas, and 'natural sites'. In contrast, 'sites' were categorized under five subdivisions⁵, and 'conservation areas' were categorized under three sub-divisions⁶ (Figure 3).

² The dates of the correspondences which are attached to the GEEAYK decision no: 13333 / 11.12.1981, found in the archive of the Council: 06.01.1981, 19.01.1981, 26.01.1981, 09.04.1981.

³ For a detailed information (Çakıcı, 2015: 124-126).

⁴ This report was prepared by the Ministry of Public Works and Housing, General Directorate of Planning and Development and Bursa Bureau of Master Plan and submitted to approval in the GEEAYK meeting which took place between December 10th and 12th 1981.

⁵ no:1 site: Muradiye-Hisar-Tahtakale (Maksem Batısı) ; no:2 site: Maksem Doğusu-Gökdere ; no:3 site: Merkez (Hanlar Bölgesi-Gökdere batısı-Yeşil ve Emirsultan) ; no:4 site: Çekirge ; no:5 site: Cumhuriyet Caddesi kuzeyi, Fomara, Gazcılar, Elmasbahçeler (Figure 3).

⁶ Sub-division 1K: Between the borders of squatter rehabilitation area and the south of Pınarbaşı Street; Sub-division 2K: İpekçilik and a part of Namazgah; Sub-division 3K: The area between Yıldırım and İncirli Streets (Figure 3).



Compared to the site boundaries of 1978, the western end of Hisar District was not included in the urban site in this new plan. In contrast, Çekirge, Muradiye, Hisar Districts, and two sides of Gökdere were defined as urban protected areas. In addition, the area between the historical trade center and the Ankara-İzmir Highway that previously included the traditional texture of Doğanbey and Tayakadın Neighborhoods has also been counted as a part of the 'urban site' in this second plan. However, the unity and authenticity of this area, which has not been officially declared as a protected area, has been destroyed by the opening of Haşim İşcan Street in the early 1980s and the opening of the new multi-storey business center buildings. This situation has also caused an irreversible change and metamorphosis of the traditional texture and life in Doğanbey and Tayakadın Districts, which were once considered a part of the historical city center (Figure 3) (Çakıcı Alp, 2021).

'Setbaşı-Yeşil-Emirsultan and the south of İncirli Street Conservation Development Plan' (1/1000) was approved in 1982⁷ while having the decisions valid for the current master plan, which makes this plan sustainable for urban conservation and development approaches. More importantly, historical houses surrounding the Complex of Yeşil were approved as in the 3rd Group Dwellings to be conserved and infilled properly. Although it was one of the initial attempts at urban conservation, this plan could not be applied in detail for the holistic conservation of different regions within the boundary of this CDP. In conformity with the plan decisions, restoration projects for the conservation and reuse of the immovable properties in the area were produced.

Through the restoration, street rehabilitation, and landscape planning projects concerning urban and architectural heritage within the oldest downhill, **'Tophane and its surrounding Conservation Development Plan'**⁸ was approved in 1983⁹. Within the concept of that project, a photogrammetrically survey was held on Kale Street, which was located in the area of application of Tophane and its Surrounding Conservation Development Plan. This project was prepared under the supervision of related institutions and experts from Middle East Technical University¹⁰ (Madran, 1985) upon the request of the Municipality of Bursa. As a result of that street rehabilitation project, the plans of the ground floors, first floors, and upper floors of the houses facing Kale

⁷ GEEAYK: 13954 / 11.06.1982

⁸ For detailed information (Çakıcı, 2015: 131-134).

⁹ GEEAYK: 14566 / 08.01.1983.

¹⁰ According to the activity report prepared by Emre Madran, this work was undertaken by Fuat Gökçe, Şinasi Kılıç, Emre Madran and Nimet Özgönül within the cooperation of the Municipality of Bursa, Middle East Technical University, Department of Architecture and Restoration, KENT Construction and Design, Research and Implementation Company.

Street were drawn, in addition to the typological study on architectural elements such as doors, windows, and projections and documentation of the current condition of their spatial character. In addition to the renovation of the infrastructure, the Municipality renewed water installations and sidewalks of the street.

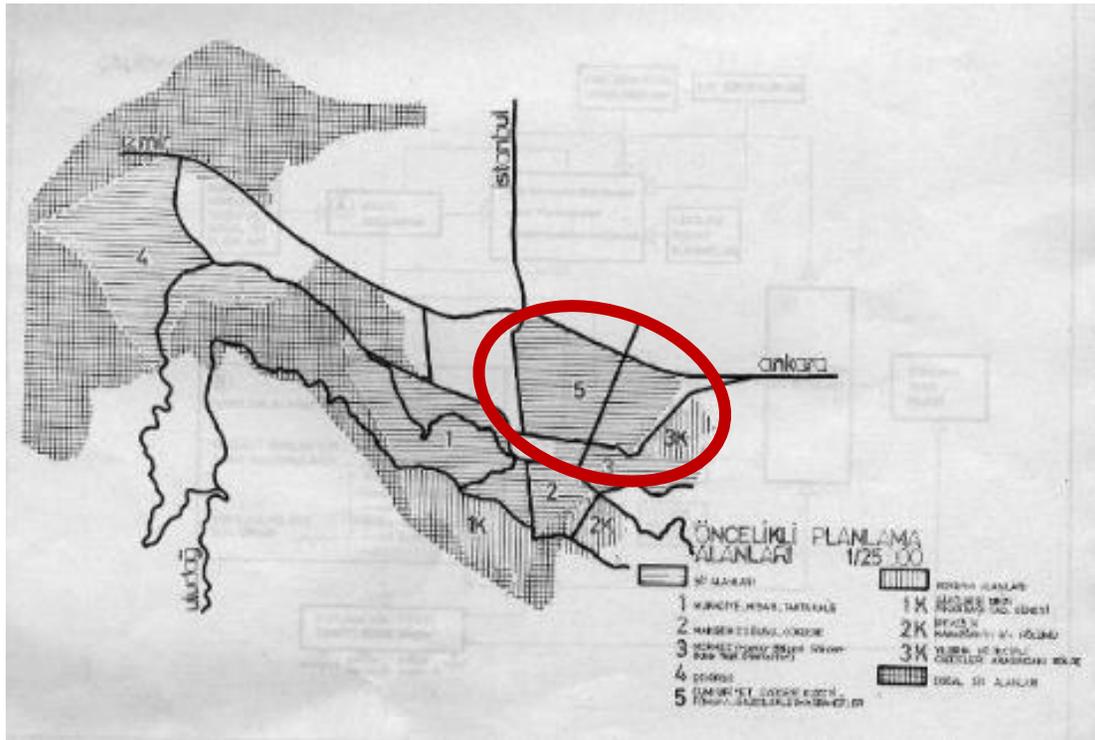


Figure 3. The sketch plan drawing (related decision: GEEAYK: 13333 / 12.11.1981) 5th Area: Doğanbey Neighborhood and its Surrounding, proposed as Urban Site (Çakıcı, 2015, p. 122)

At the same time, the historic houses were restored with the financial support of the Aga Khan Foundation. In this project, the use of new materials such as cement-based plaster in the repair of houses facing towards the street and reconstruction of certain traditional architectural elements such as projections and bay windows were allowed. Hence, the use of cement-based materials continued in facade repairs as plaster or jointing additives in Hisar District in the 1980s. On the other hand, it was requested that the traditional facade proportions, which originated from the timber frame system, were adhered to. Most of the restored buildings alongside the street are used as a house. Thus, although the continuity in terms of function can be regarded as a positive attitude, the built environment and open spaces in the area could not be reused in a holistic plan, as usual.



Within the scope of this CDP, new studies for the rehabilitation of the northern slopes of Tophane and the conservation and restoration of the Tombs of Osman Gazi and Orhan Gazi were also implemented between 1984 and 1986. Meanwhile, attached apartment blocks located alongside Ortapazar Street, passing through the center of Hisariçi District, became a concern for the Council at the beginning of the 1980s since it causes the loss of integrity within the traditional texture of this part of the urban heritage area. The visibility and integrity of the vaulted archaeological remains on the slopes were damaged while the authentic view of the topography of the slopes was lost. On the other hand, it is revealed that these walkaround itineraries were not designed in a compatible architectural style with the Tophane Park and Balibey Han, with which they are in association. Whereas, the development and implementation of all these landscape designs and rehabilitation projects based on a single plan and its provisions are extremely important for maintaining the integrity of the site.

2.2.The Comprehensive Conservation Development Plans (1988-1995)

Following the immigration movements, which intensified from the countryside to the cities by the beginning of the 1970s, many historic neighborhoods in the historic city core of Bursa started to lose their unique character. As previously agreed in the GEEAYK meeting held in 1981, conservation projects for historic sites continued to be prepared and approved for the physical changes they had been exposed to an abundance of cultural properties they include, which was discovered in inventory-assessment works. Due to the permanent changes that appeared within the historic commercial center of Bursa, a site survey analysis on the current condition of this area was done by the team of experts¹¹ from the Faculty of Architecture at Middle East Technical University, which contributes to the preparation and approval of '**Reyhan-Kayhan-Hanlar District Conservation Plan**', in 1988¹². The major aims of the plan were given as;

- Conservation of the historic values, providing integrity and improving living conditions of the city center.
- Providing structural integrity to Hanlar District, Reyhan, and Kayhan Neighbourhoods.
- Avoiding forced gentrification of the population living and working in the region.
- Ensuring the unity of the provisions of the conservation plan and restoration projects together with regulating the social infrastructure of the district.

¹¹ The team of Experts was formed by Gönül Tankut, Haluk Alatan, Özcan Altaban, Emre Madran, Nimet Özgönül, Fuat Gökçe, Alım Erdemir, Hüseyin Karagöz

¹² BKTVKBK: 218 / 27.10.1988.



On the other hand, the sub-regions, upon which more extensive restoration and rehabilitation works were planned to be run, were marked as 'special project areas' in this plan (Figure 4). These areas are defined as follows;

- Special Project Area No: 1: 'Osmangazi-Nilufer Peasants Market' which faced towards the public square to the north of the old Municipality building in the south of Hanlar District and the surrounding of Tuzhan
- Special Project Area No: 2: Kütahya Han in the east of Hanlar District and its surrounding
- Special Project Area No: 3: Old and New Galle Hans located in the south-eastern end of Reyhan District and the nearby building insula.
- Special Project Area No: 4: Davutpaşa Bath located in the northwestern end of Kayhan District and its surrounding.
- Special Project Area No:5a and 5b: Recreation areas no: 1 and 2 stretching alongside Gökdere (Setbaşı) Stream which defines the eastern border of Kayhan District.
- Special Project Area No:6: Shomakers' Souq in the western end of Hanlar District facing towards the slopes of Hisar-Tophane and its surrounding.

By this, the principle decisions of the plan were implemented in a subjective manner rather than a holistic approach, while it was possible to produce a conservation project according to the variety in the cultural property contained in each project area defined here. The decisions that were taken in 1986 to cancel the registration status of 313 parcels in Bursa also prevented the protection of the urban identity as a whole. The traditional houses on these parcels, most of which were gathered in the historical trade center, were reused for improper functions or were completely demolished after being deregistered. This decision caused the traditional textures in the city center to lose their authenticity and integrity over time.

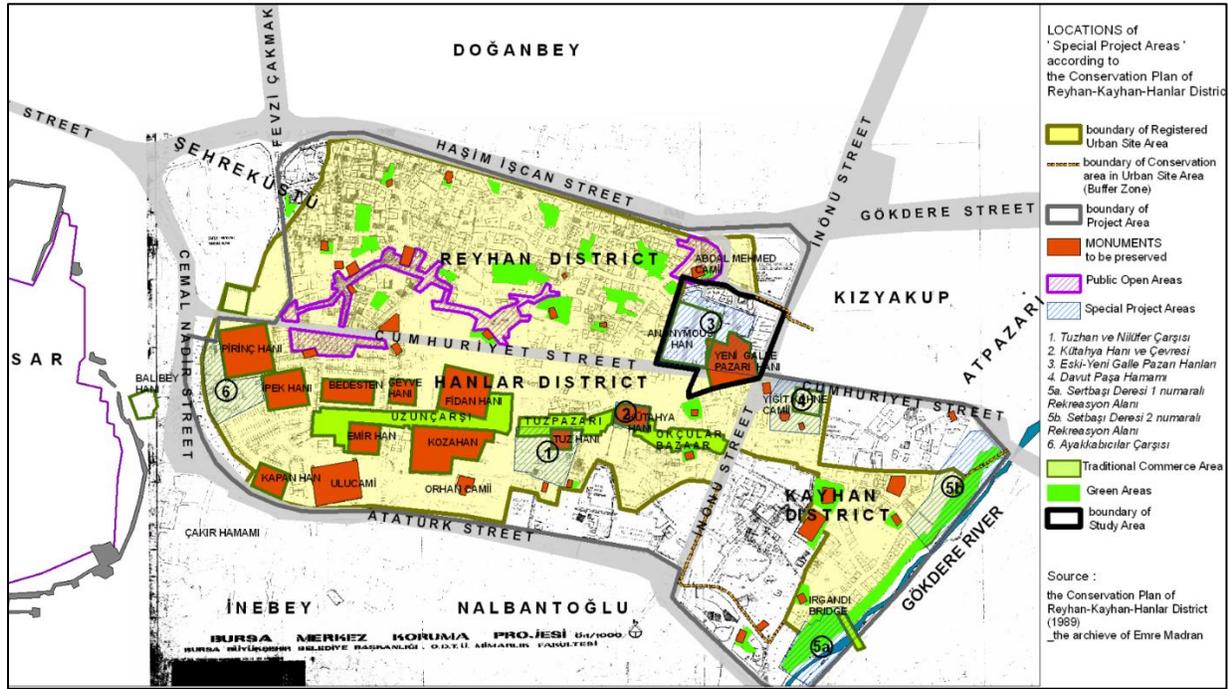


Figure 4. Conservation Development Plan of Reyhan-Kayhan-Hanlar Quarters / Districts (1988-1989) (digitally manipulated by Çakıcı, 2008: 30).

With the Council decision¹³ no: 1730 of 1991, by which the 'Muradiye District Conservation Development Project' was approved, the plan revisions considering the new constructions to be built in Muradiye District were rejected while the legal proceeding demanded the new constructions built without permission. Within the extent of the plan prepared by a Conservation Planning Team from the Yıldız Technical University, the urban sites were defined as 'the Urban Sites, Historic Urban Sites, and Historic Urban Site Conservation Areas in the west of Maksem-Hisar-Muradiye, Hamzabey, Alacahırka, Pınarbaşı Districts and nearby'. Development plans covering Altıparmak-Fevzi Çakmak-Stadyum Streets and Beşikçiler Street opposite the Kültürpark' and 'Tophane and its Surrounding Conservation Development Plan' were excluded from the plan approval boundaries of Muradiye District Conservation Development Plan.

In the registration decisions dated 1991, the boundaries of archaeological sites in Hisar District and natural sites in Çekirge District were rearranged and revised on related conservation development plans. For instance, the ruins of the castle-fortification wall and Byzantine underground galleries were decided to be incorporated into the 1st Degree

¹³ BKTVKK: 1730 / 04.05.1991



Archaeological Site Boundaries¹⁴, while the entire Hisariçi District was defined as 3rd Degree Archaeological Site¹⁵.

The importance of the 'holistic' approach in the conservation of the immovable cultural properties and sites of the city was underlined for the first time in this phase. However, in the realization of these development conditions, not holistic but partial proposals could be prepared against the new development activities in the historic sites, particularly in the Çekirge District, which did not have a conservation development plan until 1995.

3. General Evaluation of the Results

Bursa was not exposed to urban-scale development activities until the 1970s when the new constructions were permitted in the green areas between Çekirge and Muradiye Districts and those in the garden houses area in Yıldırım District. That type of construction continued to expand towards the north as a result of the migration movements and increasing population. Besides, there are provisions in the Bursa Master Plan, which were prepared between 1976 and 1978, for controlling and avoiding this type of new housing development at and around conservation sites. Especially by the contribution of the registration works accepted at the end of the 1970s, the expansion in the destruction of immovable cultural assets in the historical city center of Bursa was partially prevented. Therefore, the first examples of organized collaboration to reshape the works of planning and conservation in Bursa took place just before the 1980s.

On the other hand, public improvements that will disrupt the integrity of the city are allowed in the areas that are between the designated site areas and the boundaries of the conservation development plan, although they have not been declared protected areas. Interventions carried out in these areas, which are incompatible with the historical environment, caused pressures to arise in the nearby protected areas, and frequent plan revisions were made to solve the problems between the practices and the approved plans. As a result of all these, the cultural assets in the historical city center were exposed to applications in different languages and independent of each other. For example, Doğanbey Neighborhood and its surroundings, which were not taken under protection as a listed urban site, have been the scene of irreversible urban transformation activities, due to the lack of holistic understanding of the conservation of the urban identity of Bursa.

The commercial buildings, together with the baths and shops attached to the Covered Bazaar within the Hanlar District are still standing. However, the reconstruction

¹⁴ BKTVKK: (1) 1623 / 25.02.1991; (2) 200 / 15.03.1991

¹⁵ This 3rd Degree Archaeological Site was noted in the 1/2000 scale base map attached to the decision no: 1730.



applications dated to the 1960s brought the historical commercial center back into existence and ensured its sustainability, but they also removed the authenticity of these monuments. These historic buildings have also been exposed to incompatible building additions and unconscious repairs over time, depending on user needs. New roof coverings over Ertas Bazaar, Grand Bazaar, and Uzunçarşı can be given as examples, which crush the buildings they are added to both structurally and visually. They are designed differently from each other, thus preventing the perception of a traditional commercial center in the city as a whole.

The implementation of the sub-projects prepared within the scope of Reyhan-Kayhan-Halar Region KAIP in six special project areas has led to partial protection of the region (Figure 4). Along with the restoration of historical monuments, applications just for the façade improvement of the monumental structure and its immediate surroundings were observed in the region. Besides, in these rehabilitation projects, there is no need for restoration and rehabilitation projects that can offer comprehensive protection and reuse of the building with its immediate surroundings, while certain simple repair and renovation works have been carried out only on the facades of the building.

In addition to the built environment in the commercial center, it was observed that square arrangements were made for open areas. However, since these projects do not have a linguistic unity within themselves, they also display a fragmented conservation attitude. It has also been observed that local plans have been prepared within the scope of KAIP for the Reyhan-Kayhan-Hanlar Region (KAIP between Fidan Han-Geyve Han-Kozahan and KAIP in Tuzhan South) to respond to user needs more efficiently. As a result, it was seen that the commercial center was divided into sub-project areas and tried to be protected according to independent conservation plan decisions without being dependent on a single plan decision. However, as it is known, the trade center does not only consist of inns and bazaars but also consists of traditional houses built in places, especially in the Reyhan and Kayhan Regions. During the restoration of any monumental building, no project has been proposed to preserve and sustain the traditional houses in the vicinity with organic tissue. Therefore, it is obvious that there is no holistic conservation attitude towards both building and site-scaled conservations.

The fortification walls surrounding Hisar, known as the city's oldest residential area, and the traditional residential texture have survived to the present day by preserving certain areas. With the reconstruction of the Byzantine palace ruins and the walls, which were unearthed as a result of the excavations in the Tophane Region in the north of the region, the perception and continuity of this defensive structure as an urban element were ensured, while this cultural property also lost its original character and structure as a result of the incompatibility of the new building materials and techniques used in practice.



However, it is intriguing that the Yıldırım Kulliyeye to the east of Gökdere and its vicinity were excluded from the boundaries of both of the conservation plans. Although a satisfying explanation was not given for this decision, the reason was probably that the site was not considered as possessing 'the criteria for regions to be prioritized in planning'. It is also possible that the regions, for which conservation development plans would be prepared, were expected to 'have partially lost their site feature' and for which 'the assessment studies must be completed' but Yıldırım Neighborhood was not conserved homogeneously. Consequently, this situation made Yıldırım Neighbourhood one of the regions which were affected negatively by the migrations, causing the disappearance of the traditional fabric and change in socio-economical structure.

4. Conclusion

The holistic conservation proposals, submitted to GEEAYK at the beginning of the 1960s, were replaced with particular zone implementations, despite the increase of localization in the 1980s. Although 13 individual conservation development plans that were prepared for the historic areas in the city center simplified the implementations, they created problems in terms of holistic conservation. Additionally, independent plans were created for the conservation and regularization of the open green areas that were not registered as sites. There is an agreement between the Conservation Development Plans, which were prepared after the historic areas were registered as sites. As mentioned before, Conservation Development Plans were sometimes shaped according to previously registered sites, while in other cases the site boundaries were defined according to the endorsed plan provisions. Besides, street rehabilitation, environmental, and landscape design projects, prepared within the extent of these plans were also not based on the decisions of a single plan, but instead, individual functional solutions were brought. It is obvious that, due to the problems caused by these implementations in the historic city center, holistic conservation was abandoned for particular conservation.

Meanwhile, although decisions were taken to protect the Tophane Region, which is the common denominator for Tophane KAIP (1983) and Muradiye KAIP (1991), it was noticed that no plan was prepared to protect the Hisar Region within itself. However, conservation decisions for archaeological, urban, and natural sites in the Hisar Region, which also includes Tophane, cannot be separated. For this reason, the applications to be made in and around the walls should be produced by adhering to a single plan. Thus, the holistic conservation approach in the new plan decisions will facilitate the reversals and corrections of previous misapplications, and will also help to eliminate the existing multi-storey buildings.

Nomination of Bursa in the UNESCO World Heritage List, in 2014, is accepted as a very significant attitude in urban conservation attempts. However, it is not accepted as



a holistic conservation approach to sustain the historical urban identity of Bursa, since just the Village of Cumalıkızık, the five Sultans' Complexes, and the vicinity of Hanlar Districts in the city center were put on the list as a part of this multi-layered character of a historic city. However, it is required to prepare a 1/5000 scale Bursa Central Conservation Development Plan should be prepared, to preserve and re-plan the historical center of the city of Bursa within the scope of integrity in urban conservation. The proposed boundaries for this plan should extend from the Çekirge Region in the west to the Yıldırım and Emirsultan Complexes in the east and should be drawn to include the traditional texture of the Ankara-İzmir highway in the north and the Uludağ slopes in the south. For the interventions that are desired to be made in smaller areas, sub-projects can be prepared and implemented by adhering to these plan decisions. The unregistered islands and parcels, which are among the previously declared protected areas, should also be shown as a protected area or a protected area on this central plan, depending on the cultural heritage they contain. In the meantime, it would be appropriate to re-report the current registration status of the immovable cultural assets in the historical city center of Bursa and to document the historical buildings that have not lost their architectural quality, even though they have not been registered and added to the inventory list.

In conclusion, the independent and regional objectives of the conservation plans have adversely affected the holistic preservation of Bursa's multi-layered historical urban identity, which is hosting various civilizations from the Prussian, Ottoman, and Republican periods. Hence, it is clear that avoiding this individual conservation approach has become a necessity for the continuity of such a mixture of the urban character of Bursa, including architectural, natural, and archaeological cultural properties as well. For this requirement, initially, the visual and written documents should be archived and regulated with the help of digital advanced technologies, which are mostly preferred in the urban conservation process of such kind of multi-layered historic cities. After sharing particular analyses and evaluations prepared in professional information systems, a Bursa Central Conservation Development Plan should be prepared, to preserve the historical city core of Bursa within the scope of integrity in urban conservation.

5. Acknowledge

This study is a regulated from the author's doctoral thesis, titled "*An Assessment on Conservation Activities in Bursa, Focusing on Conservation Council Decisions from 1955 to*



2012", which was completed, in 2015, under the supervision of Prof. Dr. Neriman Şahin Güçhan and with the financial support of Bursa Metropolitan Municipality.

References

- [1] Çakıcı, S. (2015). An Assessment on Urban Conservation Activities in Bursa, via Conservation Councils' Decisions (1955-2012), unpublished doctoral thesis, Graduate Program of Restoration, Department of Architecture, Faculty of Architecture, Middle East Technical University, Ankara.
- [2] Çakıcı Alp, S. (2017). A Century of Transformation within Historic City Core of Bursa, a UNESCO World Heritage Site in Turkey, via Historic Maps and City Plans, CPUD'17 / II. International City Planning and Urban Design Conference Book, organized by DAKAM (Eastern Mediterranean Academic Research Center), 5-6 May 2017, İstanbul.
- [3] Çakıcı Alp, S. (2021). Bursa'nın Kentsel Koruma Tarihinden Bir Kesit: Doğanbey Mahallesi'nin Dönüşümden Öncesine Dair Tespitler, In Yıldız Aksoy, Efe Duyan (Eds.), *Mimarlık ve Kentsel Tasarım Araştırmaları; Tarih ve Doğa*, (1st ed., pp. 32-51), İstanbul: DAKAM publishing.
- [4] Oktay, D., & Alkan Bala, H. (2015). A Holistic Research Approach to Measuring Urban Identity: Findings from Kyrenia Area Study. *International Journal of Architectural Research Archnet – IJAR*, 9(2): 201-215.
- [5] Jokilehto, J. (2009). Conservation Principles in the International Context. In Alison Richmond, Alison Bracker (Eds.) *Conservation* (1st ed., pp. 73-83), London: Routledge.
- [6] Zancheti, S. M., & Jokilehto, J. (1997). Values and Urban Conservation Planning: Some Reflections on Principles and Definitions. *Journal of Architectural Conservation*, 3:1, 37-51, DOI: 10.1080/13556207.1997.10785179.